WARRANTY DEED

Karen Johnson Davidson County
Batch # 1365055 DEEDWARR
01/05/2026 11:02:34 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00
20260105-0000246

DILLON WOODS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File No. PA-25-10614

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of January, 2026

Notary Public

MY COMMISSION EXPIRES: 7/7/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Perkins Management LLC	New Owner	
(NAME) 3300 Leland Ln	(NAME) 3300 Leland Ln	118-01-0-479.00
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Willie T. Holt and Patricia Holt, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Perkins Management LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Plan of Idlewild of record in Plat Book 161, Page 120, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Willie T. Holt and wife, Patricia A. Holt by Warranty Deed from Tammi Lynn Galley, married of record in Book 9608, page 750, Register's Office for Davidson County, Tennessee, dated February 28, 1995 and recorded on March 02, 1995.

Being part of the same property conveyed to Willie T. Holt (incorrectly spelled as "Wilie") and wife, Patricia A. Holt, by Quitclaim Deed from Willie T. Holt (incorrectly spelled as "Wilie") and wife, Patricia A. Holt, dated 9/11/2025, recorded 9/15/2025, and of record at Instrument No. 20250915-0073247, Register's office for Davidson County, Tennessee.

This is property more commonly known as:
1117 Halcyon Avenue, Nashville, TN 37204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against

the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 2nd day of January, 2026.

Willie T. Holt

Patricia Holt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of January, 2026, before me personally appeared Willie T. Holt and Patricia Holt, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of January, 2026.

Notary Signature
My commission expires:

