WARRANTY DEED

Karen Johnson Davidson County
Batch # 1393991 DEEDWARR
03/17/2026 01:55:46 PM 2 pgs
Fees: $13.00 Taxes: $13,320.00

20260317-0021309

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-4-27
(AFFIX SEAL)

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 4205 Hillsboro Pike, Suite 210, Nashville, Tennessee 37215

File No.: NAS1459-25

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Steve Yurjevich and Erikka Yurjevich, husband and wife	Steve Yurjevich and Erikka Yurjevich, husband and wife	117 08 0 119.00
(NAME) 1524 Ferguson Avenue	(NAME) 1524 Ferguson Avenue	
(ADDRESS) NASHVILLE, TN 37212	(ADDRESS) NASHVILLE, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Million Six Hundred Thousand And No/100 Dollars ($3,600,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PERKINS MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVE YURJEVICH AND ERIKKA YURJEVICH, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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 the East 50 feet of Lot No. 159 on the Map of Victoria Place, as of record in Book 332, Page 10, in the Register's Office for said County, as follows:

Said part of said Lot fronts 50 feet on the Northerly side of Fergson Avenue and runs back between parallel lines 152 feet to a dead line.

Being the same property conveyed to Perkins Management, LLC by Warranty Deed from Michael Lane Sirls, trustee, or his successor trustees in interest as they may Appear, of the Michael Lane Sirls Living Trust. U/A dated November 26, 2024, and any amendments Thereto or restatements thereof and Mitchell Wayne Sirls, trustee, or his successor trustees In interest as they may appear, of the Mitchell Wayne Sirls Living Trust. U/A dated November 26, 2024, and recorded on 04/08/2025 in Instrument No. 202504080026594 and Affidavit recorded in Instrument No. 202505020034104, in the Register's Office Davidson County, Tennessee.

This is:

unimproved ☐

improved ☒ property, known as 1524 Ferguson Avenue, NASHVILLE, TN 37212

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 13th day of March, 2026.

Perkins Management, LLC, a Tennessee limited liability company

BY: _____
Brian Perkins
Member

BY: _____
Lauren Perkins
Member

State of Tennessee
County of Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Brian Perkins and Lauren Perkins with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the members of Perkins Management, LLC, the within named bargainor, a Tennessee limited liability company, and that such members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Brian Perkins and Lauren Perkins.

Witness my hand, at office, this 13th day of March, 2026.

_____
Notary Public

My Commission Expires: 1-4-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY