WARRANTY DEED

Karen Johnson Davidson County
Batch# 1397808 DEEDWARR
03/26/2026 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20260326-0024236

Y-PERK-26-3284

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES 10/3/2026
(AFFIX SEAL)

KATHERINE ANN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Juan Alberto Hernandez Alvarez	Juan Alberto Hernandez Alvarez	
(NAME)	(NAME)	**150-10-0-111.00**
3284 Luann Drive	3284 Luann Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN A. PERKINS AND WIFE, JENNIFER L. PERKINS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUAN ALBERTO HERNANDEZ ALVAREZ, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 3, as shown on the Plan of Section One, Roundwood Forest, of record in Book 6200, page 221, as corrected by Surveyor's Certificate of Correction of record in Book 6667, page 900, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steve Perkins and wife, Jennifer Perkins and Dustin Perkins, unmarried as tenants in common with the right of survivorship by Warranty Deed from Francisco Medina-Martinez and wife, Gina Y. Medina of record in Instrument No. 20140207-0011002 Register's Office for Davidson County, Tennessee, dated October 18, 2012 and recorded on February 07, 2014.

Being the same property conveyed to Steven Perkins and wife, Jennifer Perkins by Quitclaim Deed from Dustin Perkins, unmarried of record in Instrument No. 20171012-0104514 Register's Office for Davidson County, Tennessee, dated October 10, 2017 and recorded on October 12, 2017.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 221 corrected in Book 6667, Page 900, Register's Office for Davidson County, Tennessee.
- Sanitary sewer easement of record in Book 7748, Page 420 & 424, in the Register's Office for Davidson County, Tennessee.
- Water main easement of record in Book 7748, Page 473 & 483, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6458, Page 97, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- *Any and all existing easements and restrictions as shown of record not stated herein*

This is **improved** property known as: **3284 Luann Drive, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances estate, title and interest thereto belonging to the said GRANTEE(S) their heirs and assigns forever: and we do covenant with the said GRANTEE(S) 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 GRANTEE(S) 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(s) this the 25th DAY OF MARCH, 2026.

Steven A. Perkins

Jennifer L. Perkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN A. PERKINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of March, 2026.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
January 22 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER L. PERKINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of March, 2026.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
January 22 2029
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Loni M. Easterwood, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/26/26.

Date

Loni M. Easterwood

Affiant Signature

03/26/2026

Date

State of Tennessee

County of DeKalb

Sworn to and subscribed before me this 26 day of March, 2026.

Katherine Ann Harris

Notary's Signature

My Commission Expires: 10/3/2026

KATHERINE ANN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

Notary's Seal (if on paper)