WARRANTY DEED

Karen Johnson
Batch # 1440431
06/30/2026 09:05:06 AM
Fees: $13.00 Taxes: $4,902.50

Davidson County
DEEDWARR
2 pgs

20260630-0058871

File #26-TL-1781-C

(SEAL) W. Dillon Woods STATE OF TENNESSEE NOTARY PUBLIC Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF June, 2026.

Notary Public
MY COMMISSION EXPIRES: 7/7/29

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Perkins Management LLC	**New Owner**	
(NAME)	(NAME)	**145 05 0 003.00**
3302 Lealand Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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,

TRAVIS M. TINGEY, AND KIMBERLY A. TINGEY, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

PERKINS MANAGEMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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. 24 on the Plan of TYNE VALLEY ESTATES, SECTION 1 of record in Plat Book 3300, Page 53, 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 the same property conveyed to Travis M. Tingey and Kimberly A. Tingey, husband and wife, by Warranty Deed from Lizbeth R. Schuler, Trustee of The Lizbeth R. Schuler Living Trust, established by the Revocable Trust Agreement of Lizbeth R. Schuler, dated May 2, 2007, of record in Instrument No. 20170531-0053830, in the Register's Office of Davidson County, Tennessee, dated May 23, 2017 and recorded on May 31, 2017.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TYNE VALLEY ESTATES, SECTION 1, as recorded in Plat Book 3300, Page(s) 53.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3376, Page 598.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1781 Tyne Boulevard, Nashville, TN 37215**.

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 26th day of June, 2026.

Travis M. Tingey

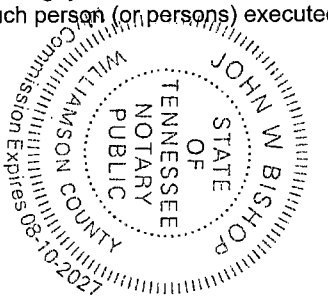
Kimberly A. Tingey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of June, 2026, before me personally appeared Travis M. Tingey, 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 26th day of June, 2026.

Notary Signature
My commission expires:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of June, 2026, before me personally appeared Kimberly A. Tingey, 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 26th day of June, 2026.

Notary Signature
My commission expires:

