WARRANTY DEED

Karen Johnson
Batch # 1445869
07/14/2026 10:51:29 AM
Fees: $13.00 Taxes: $4,551.00

Davidson County
DEEDWARR
2 pgs

20260714-0063387

S-AO-26-1327-BC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-4-22
(AFFIX SEAL)

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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)
Perkins Management LLC	**Same As New Owner**	
(NAME)	(NAME)	**131 14 0 068.00**
3302 Lealand Ln.		
(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, **ANYTIME OFFER LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Being Lot No. 81 on the Plan of Section Two, First Addition, Seven Hills, of record in Book 2663, page 51, Register's Office for said County. Said Lot No. 81 fronts 120 feet on the south side of Burton Valley Road and runs back between lines, 318.7 feet on the east line and 373.9 feet on the west line to a dead line in the rear on which it measures 156 feet.

Being the same property conveyed to Clayton C. Cummings and Lisa M. Cummings by Warranty deed from Maggie Corbin, as Trustee of the Christine Coflin Revocable Trust U/A/D February 17, 2018, and Maggie Corbin, as Executor of the Estate of Christine Coflin, in the Probate Court for Davidson County, Tennessee, Docket No. 19P-684 of record in Instrument No. 20190806-0078203 Register's Office for Davidson County, Tennessee, dated 8/5/2019 and recorded on 8/6/2019. WARRANTY DEED OF CORRECTION of record in Instrument 20220513-0055409, Register's Office for Davidson County, Tennessee.

Anytime Offer LLC, a Tennessee Limited Liability Company conveyed said property to Perkins Management LLC, a Tennessee Limited Liability Company, by Warranty Deed of record as Instrument No. 20260714-0063384, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page 51, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2798, Page 361, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1327 Burton Valley Rd, Nashville, Tennessee 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 10th DAY OF JULY, 2026.

Anytime Offer LLC

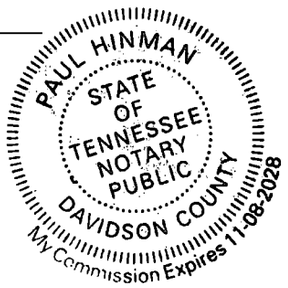
BY:_____
William Clark
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM CLARK, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of ANYTIME OFFER LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th of July, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212