Karen Johnson
Batch # 1448185
07/17/2026 09:15:10 AM
Fees: $13.00 Taxes: $20,535.00
Davidson County
DEEDWARR
2 pgs
20260717-0064780

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JULY, 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.: NAS1671-26

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rick Allan Haase and Christine Elizabeth Ward	Rick Allan Haase and Christine Elizabeth Ward	146-06-0-027.00
(NAME) 840 Brentview Drive	(NAME) 840 Brentview Drive	
(ADDRESS) NASHVILLE, TN 37220	(ADDRESS) NASHVILLE, TN 37220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Million Five Hundred Fifty Thousand And No/100 Dollars ($5,550,000.00), 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 **RICK ALLAN HAASE AND CHRISTINE ELIZABETH WARD, 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:

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. 19 on the Plan of Fieldcrest Estates of record in Plat Book 2331, Page 124, in the Register's Office for said County.

Said Lot No. 19 fronts 172.6 feet on the Easterly margin of Brentview Drive and extends back 313.19 feet on the Northerly line(s) and 360.3 feet on the Southerly line to a deed line in the rear, measuring 112 feet thereon.

Being the same property conveyed to Perkins Management, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Katherine W. Dean and wife, Cheri P. Turner, dated 05/15/2024 and recorded on 05/16/2024 of record in Instrument No. 20240516-0036356, in the Register's Office for Davidson County, Tennessee.

This is:

unimproved ☐

improved ☒ property, known as 840 Brentview Drive, NASHVILLE, TN 37220

(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 16th day of July, 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 Company as Brian Perkins and Lauren Perkins.

Witness my hand, at office, this 16th day of July, 2026.

_____
Notary Public

My Commission Expires: 1-4-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY