Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1463047
08/25/2026 09:55:18 AM
Fees: $13.00 Taxes: $12,395.00
Davidson County
DEEDWARR
2 pgs
20260825-0078565

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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

File No.: NAS1639-26

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
David T. Klodnicki and Jessica L. Klodnicki, husband and wife	NEW OWNER	105 13 0 191.00
(NAME)	(NAME)	
2113 11th Ave S		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Millon three hundred fifty thousand dollars And No/100 Dollars ($3,350,000.00), 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 **DAVID T. KLODNICKI AND JESSICA L. KLODNICKI, 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 a part of the Residence Lot on the plan of the McAllister Property as of record in Book 421, Page 10, and being the Southerly 50 feet of Lot "A" on the unrecorded Map showing the subdivision of the East part of the Block on which there was located the McAllister Residence, and described according to survey made by Erie Drake, Surveyor, August 7, 1930, as follows:

Beginning at a point in the Westerly margin of 11th Avenue South 164 feet North of the North margin of Lawrence Avenue being the intersection of the North margin of an alley; thence along the margin of said alley, Westerly 218.5 feet to the intersection of the East line of another alley; thence along the margin of the said alley, Northerly 50 feet to a point; thence Easterly 218.25 feet more or less to the Westerly margin of 11th Avenue South; thence with the margin of the same, Southerly 50 feet to the Point of Beginning.

Being the same property conveyed to Willie Greer, Trustee of the Lillian L. Harding Amended and Restated Revocable Trust Agreement dated October 1, 2012, by deed dated 12/15/2020, from Willie Greer, Successor Trustee of the Lillian L. Harding Revocable Living Trust dated June 14, 2006, of record as Instrument No. 20201217014948; and further being the same property conveyed to Perkins Management, LLC, a Tennessee Limited Liability Company, by deed dated 09/29/2025, from Willie Greer, Trustee of the Lillian L. Harding Amended and Restated Revocable Trust Agreement dated October 1, 2012, of record as Instrument No. 202510010078079, both in the Register's Office for Davidson County, Tennessee.

This is improved ☒ property, known as 2113 11th Ave S, NASHVILLE, TN 37204

(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 24 day of August, 2026.

Perkins Management LLC

BY: _____
Brian Perkins
Member

BY: _____
Lauren Perkins
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Brian Perkins and Lauren Perkins, known to me (or proven to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and who acknowledged that they are the Members of Perkins Management LLC, a Tennessee Limited Liability Company, and that they have executed the foregoing instrument on behalf of said limited liability company as their free and voluntary act and deed and as the free and voluntary act and deed of said limited liability company for the purposes therein contained.

Witness my hand and official seal, this the 24 day of August, 2026.

_____
Notary's Signature

Commision Expires: 1-4-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY