Karen Johnson Davidson County
Batch# 1478434 DEEDWARR
09/28/2026 03:56:30 PM 4 pgs
Fees: $23.00 Taxes: $1,254.30
20260928-0089757

This Instrument Prepared By:
ERICA R. JOHNSON, ATTORNEY AT LAW, PLLC
8161 Highway 100, Suite 184
Nashville, Tennessee 37221

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Wimana Byahanuwe and Leontina Nyirambagutse 3208 Woodpoint Drive Nashville, Tennessee 37207	Wimana Byahanuwe and Leontina Nyirambagutse 3208 Woodpoint Drive Nashville, Tennessee 37207	059 04 0A 082.00 CO

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE
NASHVILLE DIVISION

IN RE:	)	
	)	
TANISHA LASHONDA PERKINS	)	**BK No. 24-04462-CW3-7**
***fka* TANISHA LASHONDA HOLT**	)	
	)	
Debtor(s).	)	

TRUSTEE'S DEED

For and in consideration of the sum of Ten 00/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, Erica R. Johnson, Trustee for Tanisha Lashonda Perkins, hereby bargain, sell, and convey to Wimana Byahanuwe, a single person, and Leontina Nyirambagutse, a single person, as joint tenants with right of survivorship, all of my interest in the following-described property located in the Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot(s) 182, as shown on the map entitled Brookview Subdivision, Phase 3, of record in Instrument No. 20050928-0116190, 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 Michael D. Perkins, an unmarried man, by deed from Fred C. Fielder, Jr., unmarried and Damita Chavis Fielder, unmarried, of record in Instrument No. 20170227-0019468, dated February 24, 2017, said Register's Office.
>
> Michael D. Perkins further conveyed to Michael D. Perkins and wife, Tanisha Holt Perkins, by deed to create tenancy by the entirety of record in Instrument No. 20190815-0081893, dated August 15, 2019, said Register's Office.
>
> Michael D. Perkins and Tanisha Holt Perkins having since divorced in the Fourth Circuit Court for Davidson County, Tennessee at Nashville, Docket No. 23D-478.
>
> Tanisha Lashonda Perkins filed a chapter 7 bankruptcy petition, docket number 3:24-bk-04462, on November 18, 2024. Upon filing, title was vested in Erica R. Johnson, Trustee, who then obtained a Bankruptcy Court Order to sell and convey title.
>
> Pursuant to Agreed Order Between Trustee and Michael D. Perkins Authorizing Trustee to Sell Both the Estate's Interest and Co-Owner's Interest in Real Property Pursuant to 11 U.S.C. § 363(h) entered May 7, 2026 (Docket Entry 14 in Case 3:25-ap-90118), Erica R. Johnson, Trustee is also authorized to sell the interest of Michael D. Perkins in said property.

Tanisha Holt Perkins and Tanisha Lashonda Perkins are one and the same person.

Michael D. Perkins joins in the execution of this instrument to convey his interest, marital or otherwise, if any in the above-described tract or parcel of land.

This is improved property known 3208 Woodpoint Drive, Nashville, Tennessee 37207

TO HAVE AND TO HOLD all of my interest in the said tract or parcel of real property, with all of my interest in the appurtenances, buildings, structures, improvements, fixtures, estate, title, and interest thereto belonging to the said Wimana Byahanuwe and Leontina Nyirambagutse, their successors and assigns forever. Grantor conveys said property pursuant to Motion to Sell Real Property (Docket Entry 34 in Case 3:24-bk-04462), sent to all creditors and parties in interest on September 3, 2026, and Order Authorizing Sale of Real Property entered by the Court on September 25, 2026 (Docket Entry 35 in Case 3:24-bk-04462).

Whenever 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 hand this 28th day of September, 2026.

Erica R. Johnson, Trustee

Erica R. Johnson, Trustee

STATE OF TENNESSEE)
) ss:
COUNTY OF WILLIAMSON)

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

WITNESS my hand and official seal at Brentwood, Tennessee, this 28th day of September, 2026.

Kim Murray

Notary Public

My Commission Expires: 2-23-30

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Michael D. Perkins

STATE OF TENNESSEE)
) ss:
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for the said State and County, Michael D. 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 executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 28 day of September, 2026.

Notary Public

My Commission Expires: 7/3/28

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
) ss:
COUNTY OF WILLIAMSON)

THE ACTUAL CONSIDERATION or value, whichever is greater, for this transfer is $339,000.00.

Affiant

Subscribed and sworn to before me this 28 day of September, 2026.

Notary Public

My Commission Expires: 7/3/28

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Samuel F. Anderson 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 9-28-26 (date of document).

Affiant Signature

9-28-26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 2/23/30

NOTARY'S SEAL

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY