WARRANTY DEED

Karen Johnson
Batch # 1480849
10/06/2026 09:15:08 AM
Fees: $13.00 Taxes: $12,025.00

Davidson County
DEEDWARR
2 pgs

20261006-0091761

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF OCTOBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-4-29
(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.: NAS1669-26

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Earl A Bamber and Rebecca A Sigler	Earl A Bamber and Rebecca A Sigler	105 05 0 375.00
(NAME)	(NAME)	
940 S Douglas Ave	940 S Douglas Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Million Two Hundred Fifty Thousand And No/100 Dollars ($3,250,000.00), 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, AS TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EARL A BAMBER AND REBECCA A SIGLER AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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:

A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being the Westerly 50 feet of the Easterly 100 feet of Lot No. 82 on the Waverly Land Company's Plan of lots called Waverly Place as of record in Book 57, Page 95, Registers Office for Davidson County, Tennessee.

Said part of Lot No. 82 fronts 50 feet on the Northerly side of Douglas Avenue and runs back 265.0 feet, more or less, on the Easterly line and 267.0 feet on the Westerly line to an alley on which it measures 50 feet.

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 Quitclaim Deed from Willie Greer, Trustee of the Lillian L. Harding Revocable Living Trust dated June 14, 2006 of record in Instrument No.

20201217-0149496 Register's Office for Davidson County, Tennessee, dated December 15, 2020 and recorded on December 17, 2020.

Being the same property conveyed to PERKINS MANAGEMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Warranty Deed from WILLIE GREER, TRUSTEE OF THE LILLIAN L. HARDING AMENDED AND RESTATED REVOCABLE TRUST, dated 9/29/2025 and recorded 10/1/2025 in Instrument No. 20251001-0078084, said Register's Office.

This is:

unimproved ☐

improved ☒ property, known as 940 S Douglas Ave, Nashville, TN 37203

(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 5th day of October, 2026.

Perkins Management, LLC

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 5th day ofOctober, 2026.

_____
Notary Public

My Commission Expires: 1-4-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY