This Instrument Prepared By:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20120040117 DEEDQC
Recvd: 06/01/12 08:42 2 pgs
Fees:12.00 Taxes:0.00
20120601-0047396

QUITCLAIM DEED

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Angeline N. Perkins	Same As New Owner	117-03 76.00
~~2726 North Ford Street~~ 2722 Sharondale Ct. Nashville, TN 37215		

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, Angeline Nance Perkins (aka Angeline Nance Cole), hereinafter called the GRANTOR, does hereby quitclaim and convey unto Angeline N. Perkins and husband, Jeffrey A. Perkins, hereinafter called the GRANTEE, all right, title and interest, if any she may have, in the said property listed below:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Hillsboro Circle, of record in Book 1130, page 15, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Included in the above description, but expressly excluded therefrom is that portion of the property conveyed to the State of Tennessee, by deed from Ruth J. Walton, of record in Book 4741, page 782, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the point of Intersection of the west boundary of this property and the south right of way of the Tennessee Central Railroad, said point being along the said right of way eastwardly 1526.1 feet from the east margin of Woodlawn Drive; thence along the said south right of way south 74 degrees, 30 minutes east 81.5 feet to a point; thence south 19 degrees 24 minutes east 43.3 feet to a point; thence north 79 degrees 12 minutes west 106.0 feet to a point; thence north 15 degrees 09 minutes east 43.5 feet to the point of beginning.

Together with the use of the shared driveway of record in Book 7175, page 438, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Angeline Nance Cole, an unmarried woman, by Quitclaim Deed filed for record on 10/12/2005 at Instrument Number 20051012-0122934; and by Warranty Deed filed for record on 5/17/2001-0051122, said Register's Office. Angeline Nance Cole having since married and is now known as Angeline N. Perkins.

This is improved property located at ~~2726~~ 2722 Sharondale Court, Nashville, TN 37215.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

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.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her/their hand(s) this 30th day of March, 2012.

Angeline Nance Perkins
ANGELINE NANCE PERKINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Angeline Nance Perkins, to me personally known, or proved on the basis of satisfactory evidence, and is the one described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and official seal this 21ST day of April, 2012.

NOTARY

My Commission Expires: 1/26/14

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00

AFFIANT

Subscribed and sworn to before me, this 21ST day of April, 2012.

NOTARY PUBLIC

My Commission Expires: 1/26/14

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Return To:

Four Star Title, LLC
2508 N. Mt. Juliet Rd.
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