BILL GARRETT, Davidson County
Trans:T20120055350 DEEDQC
Recvd: 07/27/12 11:30 2 pgs
Fees:12.00 Taxes:0.00
20120727-0066382

QUITCLAIM DEED

From: Douglas Pera

To: Dee Dee Pera

This instrument prepared by:
Michael W. Binkley
509 New Highway 96 West, Suite 201
Franklin, Tennessee 37064

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

Address New Owner:	Send Tax Bills To:	Map/Parcel Nos.
Dee Dee Pera 1108 Radnor Glen Drive Brentwood, Tennessee	Same	159-2; 75

FOR AND IN CONSIDERATION of the sum of zero ($0.00) and in accordance with the terms and conditions of the Final Decree of Divorce and Marital Dissolution Agreement, in that certain case styled, Dee Dee Pera v. Douglas Warren Pera, Fourth Circuit Court for Davidson County, Tennessee, Docket No. 11D-439, Douglas Pera(the "Grantor") by these presents hereby sells, assigns and quitclaims unto Dee Dee Pera (the "Grantee") all of Grantor's right, title and interest in and to certain land in Brentwood, Davidson County, Tennessee, being more particularly described as follows (the "Property"):

Land in Davidson County, Tennessee, being Lot No.3 on the Plan of High Ridge Subdivision, Phase One, of records in Plat Book 11700, page 57, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Douglas W. Pera and wife, Dee Dee Pera by Warranty Deed from Cabot P. Pyle and wife, Deborah Pyle, dated June 19, 2009, recorded June 25, 2009 of record in Instrument No.: 20090625-0059147, Register's Office for Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE OF THE TRANSFER OF THIS PROPERTY NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO CONDUCT A TITLE SEARCH NOR HAS THE PREPARER CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

WITNESS my hand this 11 day of JUNE, 2012.

DOUGLAS PERA

STATE OF ~~TENNESSEE~~ Virginia)

COUNTY OF Henrico)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Douglas Pera, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of June, 2012.

Susan Marie Printz
NOTARY PUBLIC

My Commission Expires: 5/31/14

