39-13

The express intent of this conveyance is to separate two adjoining lots assessed as one parcel into two separate respective Map-Parcel Numbers for tax assessment purposes.

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., Suite 165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20170004861 DEEDQC
Recvd: 01/18/17 13:28 2 pgs
Fees:12.00 Taxes:0.00
20170118-0005471

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Allen Perry and Leah Perry, husband and wife,** hereinafter called the **Grantor**, does hereby quitclaim, and convey unto, **Allen Perry and Leah Perry, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, TN, being Lot No. 12, on the map of D.M. Mincy' Addition to Flat Rock, as of record in Book 547, page 24, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete description thereof.

Being Part of the same property conveyed to Allen Perry and Leah Perry, husband and wife, by Warranty Deed from Sonja E. McDonald, Jessica McDonald, Jacqueline McDonald and Jeremiah McDonald, the Heirs at Law of John Daniel McDonald, deceased, by Instrument No. 20170113-0004457, Register's Office, Davidson County, Tennessee.

Subject to applicable easements, the Plan of record in Book 547, page 24, matters of record and to property taxes for the current year.

This is improved property, known as: 3509 Sanford Ave., Nashville, TN 37211

WITNESS THE EXECUTION HEREOF TO BE EFFECTIVE AS OF January 18th, 2017.

Allen Perry

Leah Perry

State of Tennessee)
County of Davidson)

On this the 18th day of January, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Allen Perry and Leah Perry, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON · TN · DAVIDSON COUNTY · STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee
County of Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 0.00

Affiant

Sworn and subscribed before me on this the 18th day of January, 2017.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON · TN · DAVIDSON COUNTY · STATE OF TENNESSEE NOTARY PUBLIC

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Allen Perry Leah Perry 1725 Stokes Lane Nashville, TN 37215	SAME	part of 133-06-0-056