# QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May, 2017.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

DANIELLE WORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

**THIS INSTRUMENT WAS PREPARED BY**
**Rudy Title & Escrow, LLC**
**2012 21st Avenue South**
**Nashville, TN 37212**

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| (NAME)<br>**Jesse T. Perry**<br>**Carla S. Perry** | Jesse T. Perry<br>Carla S. Perry<br>1723 Kingsbury<br>Nashville, TN 37215 | **Map 69-16**<br>**Parcel 150** |
| (ADDRESS)<br>**1901 Manchester Avenue**<br>**Nashville, TN 37218** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **JESSE PERRY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **JESSE T. PERRY AND WIFE, CARLA S. PERRY** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 47 ON THE MAP OF ASHTON'S SUBDIVISION OF L.M. LEWIS FARM AT BORDEAUX, AS OF RECORD IN BOOK 421, PAGE 19, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**SAID LOT NO. 47 FRONTS 100 FEET ON THE WESTERLY SIDE OF MANCHESTER AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 200 FEET TO THE EASTERLY LINE OF LOT NO. 37.**

**BEING THE SAME PROPERTY CONVEYED TO JESSE PERRY WITH TAYLOR A. PERRY RETAINING A LIFE ESTATE, BY QUITCLAIM DEED FROM TAYLOR A. PERRY, OF RECORD IN BOOK 9731, PAGE 770, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED THE 6TH DAY OF JULY, 1995.**

**SAID TAYLOR A. PERRY HAVING SINCE DIED TERMINATING SAID LIFE ESTATE.**

**THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.**

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

BILL GARRETT, Davidson County
Trans:T20170043322 DEEDQC
Recvd: 05/22/17 12:12 2 pgs
Fees:12.00 Taxes:0.00

20170522-0050563

This is
**( ) unimproved**
**( X ) improved**

property known as **1901 Manchester Avenue, Nashville, TN 37218**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 18 day of May, 2017.

**JESSE PERRY**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JESSE PERRY**, 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, this the 18 day of May, 2017.

Notary Public

My Commission Expires: 10-7-19

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
**Rudy Title & Escrow**
**2012 21st Ave. South**
**Nashville, TN 37212**