Bill Garrett Davidson County
Batch# 5516 DEEDQC
09/28/2017 09:38:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20170928-0099240

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** *No title search as performed in the preparation of this Quitclaim Deed.*	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 22 day of September, 2017. Notary Public My Commission Expires: 7-6-2020

CHELSEA HARDY STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JUL. 6, 2020

QUITCLAIM DEED

Address New Owner: CAP Investments, LLC 117 Clydelan Court Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: 130090[illegible]

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Matthew Aaron Perkins and Laura Tarumianz Perkins, husband and wife** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **CAP Investments, LLC, a Tennessee limited liability company,** her heirs and assigns all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Warner Court, Section II, of record in Book 2330, Page 124, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 which is a corner lot, fronts 116.0 feet on the Southerly margin of Clydelan Court and fronts 116.0 feet on the Westerly margin of Maybelle Lane, said frontages being joined by a curve having a length of 39.3 feet and extends back 141.0 feet on the Southerly line and 140.7 feet on the Westerly line to a point of intersection.

Being the same property conveyed to Matthew Aaron Perkins and Laura Tarumianz Perkins, husband and wife by Warranty Deed from Frank W. Blair, IV and wife, Lauren G. Blair recorded on June 26th, 2017 in Instrument No. 20170626-0063871, in the Register's Office of Davidson County, Tennessee.

This is improved property 117 Clydelan Court Nashville, TN 37205.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2017 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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, Grantor has executed this instrument on this 22 day of September, 2017.

Matthew Aaron Perkins

Laura Tarumianz Perkins

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Matthew Aaron Perkins and Laura Tarumianz Perkins** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22 day of September 2017.

Chelsea Hardy
Notary Public

My Commission Expires: 7-6-2020

