Bill Garrett Davidson County
Batch# 11918 DEEDQC
10/12/2017 08:49:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20171012-0104514

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Steven Perkins and Jennifer Perkins 3284 Luann Drive Antioch, TN 37013	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	150-10-111

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 of which is hereby acknowledged, I, **DUSTIN PERKINS, UNMARRIED**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **STEVEN PERKINS AND WIFE, JENNIFER PERKINS**, hereinafter called the Grantees, their heirs and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3, as shown on the Plan of Section One, Roundwood Forest, of record in Book 6200, page 221, as corrected by Surveyor's Certificate of Correction of record in Book 6667, page 900, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steve Perkins and wife, Jennifer Perkins, and Dustin Perkins, unmarried as tenants in common with the right of survivorship, by Warranty Deed, from Francisco Medina-Martinez and wife, Gina Y. Medina, of record on 02/07/2014, at Instrument No. 20140207-0011002, Davidson County Register of Deeds.

This property is commonly known as **3284 Luann Drive, Antioch, TN 37013**.

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

Witness my hand this 10 day of **October, 2017**:

Dustin Perkins

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dustin Perkins, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10 day of October, ~~2017~~.

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Jennifer Perkins
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th DAY OF OCTOBER, 2017:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON