Subject Property: **Map #:** 145-13 **Group #:** ____ **Parcel #:** 18.00

Property Address: **1526 Otter Creek Road Nashville, TN 37215**

New Owner: **Phillip L. Perkins**
Address: **1526 Otter Creek Road**
Nashville, TN 37215

Send Tax Bill to:
Same address

This instrument was prepared by: **Russ Heldman,** Attorney at Law
218 Fourth Avenue, North
Franklin, TN 37064
(615) 599-9420 Facsimile (615) 599-9421

Bill Garrett Davidson County
Batch# 43480 DEEDQC
01/02/2018 01:57:27 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180102-0000456

QUITCLAIM DEED

For the express purpose of making a conveyance to create a fee simple title in accordance with the Final Decree of Divorce entered on October 6, 2017, Case Number 15D-2251, Fifth Circuit Court for Davidson County, and for good and valuable consideration, and no monetary consideration, I, **Elizabeth Marie Perkins**, hereby quitclaim and convey to **Phillip L. Perkins**, all the right, title and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

BEGINNING AT A POINT IN THE CENTER OF OTTER CREEK ROAD, SOUTH 72 DEGREES 41 MINUTES WEST 40.4 FEET FROM THE SOUTHWEST CORNER OF A 0.917 ACRE TRACT OF LAND CONVEYED TO FORREST RUCKER AND WIFE, BY J.R. RUCKER BY DEED OF RECORD IN BOOK 2301, PAGE 309, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE CENTER OF SAID ROAD WESTWARDLY 303 FEET; THENCE NORTH 21 DEGREES 20 MINUTES WEST 313.8 FEET; THENCE NORTH 72 DEGREES 40 MINUTES EAST 279.4 FEET; THENCE SOUTH 17 DEGREES 20 MINUTES EAST 295 FEET TO THE BEGINNING.

TOGETHER WITH AN EASEMENT FOR A 5 FOOT RIGHT OF WAY FOR A WATER PIPE WITH RIGHTS OF EGRESS AND INGRESS THERETO RUNNING FROM THE EASTERN BOUNDARY LINE OF THE ABOVE DESCRIBED PROPERTY TO A SPRING LOCATED NEAR THE NORTHERLY MARGIN OF OTTER CREEK ROAD ON PROPERTY EAST OF PREMISES.

Being the same property conveyed by Douglas B. Durr and wife, Lisa R. Durr to Louis Albert Brunsting III and wife, Karyn Strauss Brunsting by deed dated November 15, 1994 and recorded November 21, 1994 in Book 9525, page 900 in the Register's Office of Davidson County, Tennessee. Also, being the same property conveyed to PHIL PERKINS and wife, BETH PERKINS by deed as Instrument *
This Real Property or its address is commonly known as 1526 Otter Creek Road Nashville, TN 37215.

* # 20040922-0114318, R.O.D.C., TN

IN WITNESS WHEREOF I have hereunto set my hand this 6 day of December, 2017.

Elizabeth Marie Perkins
Elizabeth Marie Perkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sherry L. Sledd a Notary Public in and for said County and State, **Elizabeth Marie Perkins**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6 day of December, 2017.

Sherry L Sledd
NOTARY PUBLIC

February 8, 2021
My Commission Expires

SHERRY L. SLEDD NOTARY TENNESSEE PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated. This conveyance is made pursuant to T.C.A. 67-4-409(a)(3)(E) for the purpose of adjusting the property rights between divorcing parties.

Elizabeth Marie Perkins
Affiant

Sworn to and subscribed before me this 6 day of December, 2017.

Sherry L Sledd
NOTARY PUBLIC

February 8, 2021
My commission expires

SHERRY L. SLEDD NOTARY TENNESSEE PUBLIC WILLIAMSON COUNTY