Karen Y Johnson Davidson County
Batch# 149443 DEEDQC
10/05/2018 11:19:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181005-0099076

This Instrument Prepared By and Return To:
Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

QUITCLAIM DEED

NEW OWNER:
Angeline Nance Perkins
1921B Overhill Dr.,
Nashville, TN 37215

SEND TAX BILLS TO:
same as new owner

MAP/PARCEL
131-07-0-D 004

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Angeline N. Cole n.k.a. Angeline Nance Perkins and John R. Nance, Jr, Joint Successor Trustees of the Bettie P. Baxter and/or Torrey B. Nance Revocable Living Trust**, dated March 29th, 2003 hereinafter called the GRANTOR(S), does hereby quitclaim and convey unto **Angeline Nance Perkins**, hereinafter called the GRANTEE(S), all right, title and interest, she may have, in the said property listed below:

Land in Davidson County, Tennessee, being Unit 1921 "B" on the Plan of Overhill Condominiums as shown on plat of record in Plat Book 6900, Page 93, in the Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Overhill Condominiums, a horizontal property regime established by Master Deed and By-Laws of record in Book 7012, page 728, recorded in Book 7038, page 787, said Register's Office.

Being the same property conveyed from Bettie P. Baxter and Torrey B. Nance to "The Bettie P. Baxter and/or Torrey B. Nance Revocable Living Trust", through Bettie P. Baxter and Torrey B. Nance, Trustees, by Quit Claim Deed. Bettie P. Baxter having since died on 06/23/2018 and Torrey B. Nance having since died on 1/5/2017.

This is improved property located at **1921B Overhill Drive, Nashville, TN 37215.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

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.

3 **IN WITNESS WHEREOF,** the GRANTOR(S) has hereunder set his hand(s) this 3 day of October, 2018.

Angeline Nance Perkins

Angeline Nance Perkins, Joint Successor Trustee

John R. Nance Jr.

John R. Nance, Jr., Joint Successor Trustee

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Angeline Nance Perkins and John R. Nance, Jr.** whom I am personally acquainted, or who proved on the basis of satisfactory evidence, and who acknowledge that they execute the foregoing instrument for the purposes therein contained, and of their own free act and deed.

WITNESS my hand and official seal this 3rd day of October, 2018.

NOTARY

MY COMMISSION EXPIRES: Sept. 7, 2021



STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Davidson

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 3rd day of October, 2018.

NOTARY PUBLIC

My Commission Expires: Sept. 7, 2021

