THIS INSTRUMENT PREPARED BY:

Limestone Title & Escrow, LLC
580 Franklin Rd
Suite 203
Franklin, TN 37069

Address New Owner(s)
Lealand Development LLC
922 Lawrence Avenue
Nashville, Tennessee 37204

Send Tax Bills To:
Lealand Development, LLC
922 Lawrence Avenue
Nashville, TN 37204

Map & Parcel Nos.:
118-09-0-115.00

Karen Johnson Davidson County
Batch# 295356 DEEDQC
10/03/2019 09:22:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191003-0101087

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Perkins Management, LLC, a Tennessee limited liability company** ("Grantor") does hereby quitclaim and convey unto **Lealand Development LLC** ("Grantee"), her heirs its successors and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee and being part of the westerly part of Lot No. 1 on the Map of Lots 1 to 9 inclusive on the Plan of Re-subdivision of Lots Nos 12 and 13 of Noelton, not of record and described according to a survey made by S.R. Sanford, Jr., October 30, 1947 and John Kohl & Company on July 20, 1978, as follows:

BEGINNING at the southeast intersection of Battlefield Drive and Lealand Lane, formerly 10th Avenue south; thence with the margin of Lealand Lane, southerly around a slight curve, 100 feet to an Iron pin at the corner of Lots Nos. 1 and 2; thence with the line between said lots, easterly 220 feet 9 inches to a stake; thence northerly 97 feet 7 inches to the southerly margin of Battlefield Drive at an iron pin; thence with the margin of the same, westerly 222 feet 8 inches to the point of beginning.

Being that same property conveyed to Perkins Management, LLC, a Tennessee limited liability company, by Warranty Deed from Meghan Scanlon Roach, Trustee of the Revocable Trust of Francis J. Scanlon U/A dated April 13, 2017, dated 06/20/2019, and recorded in Instrument No. 20190709-0066690, Register's Office for Davidson County, Tennessee.

This is improved property known as **3300 Lealand Lane, Nashville, Tennessee 37204**.

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 28th **day of August, 2019**.

Perkins Management, LLC, a Tennessee limited liability company

BY:
ITS:

STATE OF TENNESSEE
COUNTY OF

The actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me, this 20 day of August, 2019

NOTARY PUBLIC
My Commission Expires 5-23-23

ROGER EARL SHEAVES JR
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, of said County and State, Lauren Perkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Member of **Perkins Management, LLC, a Tennessee limited liability company**, the within named bargainor and that he as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself/herself as, Member.

WITNESS my hand and seal at office this 20 day of August 2019.

NOTARY PUBLIC
My Commission Expires: 5-23-23

ROGER EARL SHEAVES JR
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY