QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 327873 DEEDQC
12/10/2019 03:08:40 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20191210-0127458

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Briana Cagle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF December, 2019.

Kat Nyquist
Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin Perkins	**Same**	**105-08-0-154.00**
(NAME)	(NAME)	
1209A Dallas Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

RHINO HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

KEVIN PERKINS, MARRIED ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 23 ON THE PLAN OF GUILFORD DUDLEYS ADDITION TO NASHVILLE, OF RECORD IN PLAT BOOK 332, PAGE 73, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT FRONTS 54.5 FEET ON THE NORTH SIDE OF INDUSTRY STREET, FORMERLY MILL STREET, AND RUNS BACK BETWEEN PARALLEL LINES, ALONG THE WEST MARGIN OF GEYSER STREET, 140 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO RHINO HOLDINGS, LLC, BY WARRANTY DEED FROM MERANI PROPERTIES, GP, A TENNESSEE GENERAL PARTNERSHIP, OF RECORD IN INSTRUMENT NUMBER 20190111-0003025, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **52 Industry Street, Nashville, Tennessee 37210**

Witness our hands this the 6 day of December, 2019.

RHINO HOLDINGS, LLC

By: KEVIN PERKINS
Its: Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 6 day of December 2019, before me personally appeared **KEVIN PERKINS**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the **sole member** for **RHINO HOLDINGS, LLC**, the within named bargainor, a **Tennessee Limited Liability Company**, and that he/she as such **Sole Member** executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6 day of December, 2019

Notary Public

My Commission Expires:

