(P)

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 362898 DEEDQC
02/25/2020 12:05:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200225-0020877

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

Angeline N. Perkins
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24 DAY OF February, 2020.

K. Phelps
NOTARY PUBLIC

MY COMMISSION EXPIRES March 7, 2023

KATRICE PHELPS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires Mar. 7, 2023

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-1604LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Angeline N. Perkins	New Owner	142 09 0E 007.00
1207 General George Patton Road	1921 B Overhill Dr.	
Nashville, TN 37221	Nashville, TN 37215	

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

JEFFREY A. PERKINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

ANGELINE N. PERKINS AKA Angeline Nance Perkins

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1207 General George Patton Road, Nashville, TN 37221

Witness my hand on this 24 day of February 20 20

Jeffrey A. Perkins

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

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

Witness my hand and official seal at ~~Franklin,~~ Nashville, Tennessee, this 24th day of February, 2020

Notary Public K. Phelps

My Commission Expires: March 7, 2023

KATRICE PHELPS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires Mar. 7, 2023

20-1604LA

EXHIBIT A - LEGAL DESCRIPTION

Being Unit No. 1207, in the River Plantation, Section Seven, Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Seven, Condominium Apartments, recorded in Book 5200, Pages 705 and 706, Register's Office for Davidson County, Tennessee, and described in Master Deed recorded in Book 6226, Page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon relating to the apartments, property, co-owners, and tenants of River Plantation, Section Seven, Condominiums Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6226, Page 9, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Angeline N. Perkins and Jeffrey A. Perkins, Wife and Husband, by Warranty Deed from James R. Hill and Linda K. Hill, husband and wife, of record in Instrument No. 20150107-0001759, in the Register's Office of Davidson County, Tennessee, dated January 02, 2015 and recorded on January 07, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 2/12/23