Karen Johnson Davidson County
Batch# 414188 DEEDQC
06/12/2020 02:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200612-0060452

PREPARED BY:

Robert J. Hazard, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, May 22 2020.

Notary Public

My Commission Expires: Nov 8 2022

JULIE WELCH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 8, 2022

New Owner Address:
Emily Rodes Zerfoss, James W. Perkins, III, and Anne Roberta Perkins
6045 Bresslyn Road
Nashville, TN 37205

Send Tax Bills To:
New Owner

Map-Parcel Number:
116 10 0 011.00

EXECUTOR'S QUITCLAIM DEED

James W. Perkins, III, Executor of The Estate of James W. Perkins, Jr., deceased (the "Decedent"), who died on April 13, 2019 and whose estate is open and is being administered pursuant to Decedent's Last Will and Testament and Codicil duly admitted to probate and of record in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 19P-737, for consideration of $10.00, hereby releases, remises and quitclaims unto **Emily Rodes Zerfoss, James W. Perkins, III,** and **Anne Roberta Perkins**, as tenants-in-common, all the right, title and interest of the Decedent's estate in and to those tracts or parcels of land in Davidson County, Tennessee, more particularly described in Exhibit A.

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

<Signature page to follow.>

WITNESS my hand on this day, 22 May, 2020.

James W. Perkins, III, Executor

James W. Perkins, III, Executor of the Estate of James W. Perkins, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James W. Perkins, III, Executor of the Estate of James W. Perkins, Jr.**, deceased, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this day, 22 May, 2020.

Julie L. Welch
Notary Public

My Commission Expires: Nov. 8, 2022

JULIE L. WELCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 8, 2022

EXHIBIT A

FIRST TRACT: Being the westerly part of Lot No. 1 in Johnson Bransford's Subdivision of part of Lots 1, 2 and 44 in subdivision of Deer Park, Belle Meade, the plan of which is recorded in Book 421, Page 115, of the Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the north margin of a roadway shown on said plan, marked "private road" (now Jackson Boulevard) 376.5 feet south-east of the Harding Pike; extending thence westerly along the north margin of said private road 376.5 feet to the Harding Turnpike; thence in a northeasterly direction along the southeast margin of the said Harding Turnpike 432.5 feet to a point; thence south 49 1/4° east 376.5 feet to a point; thence in a straight line in a southwesterly direction to the beginning.

SECOND TRACT: Being part of Lot No. 1 in Johnson Bransford's Subdivision of part of Lots 1, 2 and 44, in Subdivision of Deer Park, Belle Meade, a plan of which is recorded in Book 421, Page 115, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point on the north margin of a private road (now Jackson Boulevard) 376.5 feet east of the intersection of the Harding Road and said private road (now Jackson Boulevard); running thence easterly along the northerly margin of said private road (now Jackson Boulevard) 91.5 feet to a point in said north margin of said private road (now Jackson Boulevard); thence in a straight line northerly to a point in the northerly margin of said Lot No, 1, which point is 456.5 feet east of the Harding Road, measured along with the north margin of said Lot No. 1; thence in a northwesterly direction 38.5 feet to a hackberry tree in said north margin of said Lot No. 1; thence in a westerly direction 41.5 feet to a point; thence southerly in a straight line and along the easterly boundary line of the lot heretofore conveyed to Mamie E. Ewing by deed from Johnson Bransford, to the point of beginning.

THIRD TRACT: Being "Acreage Tract B" on the map of Johnson Bransford's Subdivision of Lots 1, 2, and 44 in Belle Meade Subdivision, a plan of which is recorded in Book 547, Page 8, of the Register's Office for Davidson County, Tennessee, being more accurately described as follows:

Beginning at a point in the east boundary line of the Harry Sudekum tract, which point is 475 feet north of Jackson Boulevard or a Private Road, measured along the east boundary line of the Sudekum tract, said point being the northwest corner of the tract herein conveyed; running thence south 27° east 213.3 feet to a point; thence south 54.3 feet to a point; thence in a northwesterly direction 109.5 feet to a point in the east margin of the Lipscomb tract; thence northerly along said east margin of Lipscomb tract 30 feet; thence in a westerly direction, along the northerly margin of said Lipscomb tract 84.6 feet to a point in the east margin of the Sudekum tract mentioned above; thence in a northerly direction, along said east margin of the Sudekum tract, 145 feet to the point of beginning, said tract containing 45/100 acres.

FOURTH TRACT: Being lots numbered "seven" (7) and "eight" (8) on the Map of Johnson Bransford's resubdivision of Lots Nos. 1, 2, 3 and 44 in Belle Meade Subdivision, as of record in Book 547, Page 168, of the Register's Office for Davidson County, Tennessee, described together as follows:

Beginning on the southerly margin of Clarendon Avenue, at the corner of Lots Nos. 6 and 7; running thence southerly with the line between said two lots, 166 feet 6 inches to the southeast corner of said Lot No. 7; thence in a northwesterly direction, with the rear line of Lots Nos. 7 and 8, 251 feet 8 inches to a hackberry; thence continuing with the rear line of said Lot No. 8, 418 feet to the easterly margin of the Harding Road; thence around a curve, in a northeasterly direction to the southerly margin of Clarendon

Avenue; thence easterly with the southerly margin of said Avenue, 613 1/2 feet, more or less, to the beginning.

Being the same property conveyed to James W. Perkins, Jr., and wife, Betty B. Perkins from Laurence A. Grossman and wife, Dorothy Ruth Grossman by warranty deed of record in Book 5146, page 562, Register's Office for Davidson County, Tennessee. Betty B. Perkins having subsequently died on January 23, 2018 and the property vested in James W. Perkins, Jr. by rights of survivorship. James W. Perkins, Jr. died on April 13, 2019 and his Last Will and Testament and Codicil was admitted to probate and is of record in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 19P-737.

The legal description above is the same as in the previous deed of record.

This is improved real property commonly known as 116 Jackson Boulevard, Nashville, TN 37205.

True Copy Certification

I, Andrew J. Bellm, do hereby make 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 to law.

Signature

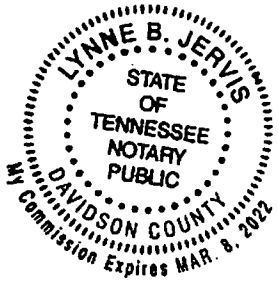
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne Jervis, a notary public for this county and state, Andrew J. Bellm who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-8-22

Notary's Seal



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