Karen Johnson Davidson County
Batch# 452051 DEEDQC
08/06/2020 12:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200806-0087596

| | |
|---|---|
| THIS INSTRUMENT PREPARED BY:<br>Mudter, Patterson & Cox PLLC<br>3811 Bedford Avenue<br>Suite 205<br>Nashville, Tennessee 37215<br><br>FTEC File No. 35622-07-2020 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>The actual consideration for this transfer is:<br>$0.00<br><br>Affiant<br>Subscribed and sworn to before me, this 4th day of August, 2020.<br><br>Notary Public<br>My Commission Expires: |

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

# QUITCLAIM DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| 9th Ave S Development LLC<br>922 Lawrence Avenue<br>Nashville, TN 37204 | 9th Ave S Development LLC<br>922 Lawrence Avenue<br>Nashville, TN 37204 | Map and Parcel No.:<br>11801038400 |

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Perkins Management LLC, a Tennessee limited liability company ("Grantor"), does hereby quitclaim, transfer and convey unto 9th Ave S Development LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, of all Grantor's right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Edgar C. Allen Subdivision of Lot No. 7 W.W. Henry's Tract, as of record in Plat Book 974, page 28, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Perkins Management LLC, a Tennessee limited liability company by deed dated April 6, 2020 from Thomas R. Fletcher and Carmen R. Fletcher, husband and wife, of record in Instrument No. 20200409-0037319, Register's Office for Davidson County, Tennessee.

This is improved property known as 2410 9th Avenue South Nashville, Davidson County, Tennessee, 37204.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument, the corporate party by its duly authorized officers, on this 4th day of August, 2020.

GRANTOR:

PERKINS MANAGEMENT LLC
a Tennessee limited liability company

By:_____
Brian David Perkins, Authorized Member

By:_____
Lauren Williams Perkins, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Brian Perkins and Lauren Perkins, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are Authorized Members of Perkins Management LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 4th day of August, 2020.

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

_____
Notary Public
My Commission Expires:

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

