Prepared By:
Pillar Title and Escrow, LLC
131 Donelson Pike
Nashville, Tennessee 37214

Address New Owner(s)
21st Ave N Development, LLC
3300 Lealand Lane
Nashville, Tennessee 37204

Send Tax Bills To:
New Owner

Map & Parcel Nos.:
09211003400

Karen Johnson Davidson County
Batch# 454155 **DEEDQC**
08/11/2020 01:28:02 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200811-0089302

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **PERKINS MANAGEMENT, LLC,** ("Grantor(s)") does hereby quitclaim and convey unto **21ST AVE N DEVELOPMENT, LLC,** ("Grantee(s)"), their heirs 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, being Units A and B on the Plan of 611 21st Avenue North Units, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 611 21st Avenue North Units, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20200721-0079870, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Guy Fred Hoard and wife, Gertrude Hoard by deed from Elsye L. Cheshire, of record in Book 1273, Page 208 Register's Office for Davidson County, Tennessee, the said Guy Fred Hoard, having died on May 31, 1977.

Being the same property conveyed to Norman D. Rollins, Trustee by Quitclaim Deed from Gertrude Hoard of record in Book 9155, Page 529, Register's Office for Davidson County, Tennessee, dated November 10, 1993 and recorded on November 17, 1993 and within the same deed the said Norman D. Rollins, Trustee conveyed his interest in the subject property to Gertrude Hoard, Tyrone Hoard, Gladys Lawrence, Larry Hoard, and Jerome Hoard, as tenants in common

The said Gertrude Hoard is now deceased, leaving Tyrone Hoard, Gladys Lawrence, Larry Hoard, and Jerome Hoard as her only heirs. See also Affidavits of Heirship of record in Instrument Number 20200317-0029508 and Instrument Number 20200317-0029509, of the same Office.

Being the same property conveyed to Perkins Management LLC by warranty deed from Tyrone Hoard, Gladys Lawrence, Larry Hoard, and Jerome Hoard, as the only heirs and next of kin of Gertrude Hoard, deceased of record in Instrument No. 20200317-0029510 Register's Office for Davidson County, Tennessee, dated March 12, 2020 and recorded on March 17, 2020.

This is improved property known as **611 A&B 21st Avenue North, Nashville, Tennessee 37203**.

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 30TH day of July, 2020.

PERKINS MANAGEMENT, LLC

BY: _____
BRIAN PERKINS, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Brian Perkins with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the authorized Member of Perkins Management, LLC, the within named bargainor, a Tennessee limited liability company, and that such authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as authorized Member.

Witness my hand, at office, this 30th day of July, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 1-3-23

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer is $1.

AFFIANT

Subscribed and sworn to before me, this 30 day of July, 2020.

NOTARY PUBLIC

My Commission Expires: 1-3-23

