Karen Johnson Davidson County
Batch# 467310 DEEDQC
08/31/2020 03:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200831-0098822

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, Specialized IRA Services FBO Erskine Ray Perkins ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto Specialized IRA Services FBO Erskine Ray Perkins IRA, (Grantee), all of his, title, and interests in the following described real property, to wit:

Property 2 (4000 Anderson Rd. #29 136030A02900CO)

A Certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 29, Building No. 13, in a horizontal property regime located on the plat of Priest Lake Park Condominium Townhouses, Phase 1, as of record in Record Book 4460, page 79, and revised in Book 4460, page 88, Register's Office, for said county, to which reference is here made.

Being the same property conveyed to Specialized IRA Services FBO Erskine Ray Perkins by Warranty deed from Kimberlee Cassell, Mary Jean Luboniecki, Kevin Faulker, Riley Hefferan and Haven Burnett of record in Instrument No. 20190912-0092458 Register's Office for Davidson County, Tennessee, dated August 30, 2019 and recorded on September 12, 2019. (Value of consideration shown in aforementioned deed $135000.00.) Being also known as 4000 Anderson Rd. #29 Nashville, Tennessee 37217.

Being the same property conveyed to Stanley A. Luboniecki and wife, Mary Jean Luboniecki, a one half interest, as joint tenants with the right of survivorship by Quitclaim deed from Stanley A. Luboniecki, a one half undivided interest of record in Instrument No. 20050503-0049296 Register's Office for Davidson County, Tennessee, dated April 9, 2005 and recorded on May 3, 2005. (Value of consideration shown in aforementioned deed $0.00.)

Stanley A. Luboniecki having since died leaving wife, Mary Jean Luboniecki. Judy H. Luboniecki is also deceased.

Per Affidavits of Heirship recorded at 20190830-0087677, 20190830-0087676, 20190830-0087678, 20190830-0087679, Judy H. Luboniecki left heirs Kim Cassell, Kevin Faulkner, Riley Hefferan and Haven Burnett.

Being the same property conveyed to Stanley A. Luboniecki and wife, Judy H. Luboniecki by Warranty deed from Paul H. Parish, unmarried of record in Book 9660, page 335, Register's Office for Davidson County, Tennessee, dated April 28, 1995 and recorded on May 2, 1995. (Value or consideration shown in aforementioned deed $55,500.00.)

Stanley A. Luboniecki and wife, Judy H. Luboniecki were divorced per Final Decree of Divorce Docket No. 96DR-880 of the Chancery Court of Rutherford County, One half interest vested to Stanley A. Luboniecki and one half interest vested to Judy J. Luboniecki.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 20 day of August, 2020.

Pamela Bechtel 8/20/2020

SPECIALIZED IRA SERVICES FBO ERSKINE RAY PERKINS AUTHORIZED SIGNER — Authorized Signatory — DATE

Erskine Ray Perkins 13 Aug 2020

READ AND APPROVED ERSKINE RAY PERKINS IRA ACCOUNT HOLDER — DATE

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

Personally appeared before me, a Notary Public in and for said state and county, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that he/she/they is/are the **Authorized Signer** of **Specialized Trust Company Custodian FBO Erskine Ray Perkins IRA**, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at office this 20th day of August, 2020.

MariaAlicia Silva
NOTARY PUBLIC

MY COMMISSION EXPIRES: Aug. 22, 2022

For recording information only

OFFICIAL SEAL
MariaAlicia Silva
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires: Aug. 22, 2022

STATE OF CALIFORNIA
COUNTY OF ORANGE

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Erskine Ray Perkins, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13 day of August, 2020.

Please see attached certificate
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is $ 0.00.

AFFIANT

SUBSCRIBED AND SWORN before me this the 28th day of August, 2020.

Emily D. Reed
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/8/2024

PROPERTY ADDRESS: **4000 Anderson Road, Unit 29**
Nashville, TN 37217

TAX PARCEL NO.: **136030A02900**

PROPERTY OWNER: Specialized IRA Services
OWNER'S ADDRESS: FBO Erskine Ray Perkins IRA
4000 Anderson Rd, unit 29
MAIL TAX BILLS TO: Nashville, TN 37217
New Owner at
property address

EMILY D REED
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 8, 2024

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of ORANGE)

On 08/13/2020 before me, GIANCARLO D. BONILLA
(insert name and title of the officer)

personally appeared ERSKINE RAY PERKINS,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

GIANCARLO D. BONILLA
Notary Public - California
Orange County
Commission # 2250233
My Comm. Expires Jul 16, 2022

Certificate of Authenticity

I, Venikka Branch, 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, Cari Allen a notary public for this county
And state, Venikka Branch 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: 7-5-21

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021