Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File No. 20100040

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ -0-

Ruth Helen Perry
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23 DAY OF October, 2020.

Kara Krantz
NOTARY PUBLIC

My Commission Expires: 1-10-2021

Address of New Owner
Amanda Lyn McNeil and
Danny Michael Perry
4362 Pecan Valley Road
Nashville, TN 37218

Send Tax Bills To:
Same

Tax Information:
Map/Parcel
056-00-0-032.00

Karen Johnson Davidson County
Batch# 502519 DEEDQC
10/28/2020 12:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201028-0125009

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 23 day of October, 2020, for and in consideration of the sum of Ten and No/100 Dollars, ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Ruth Helen Perry,** Grantor, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **Amanda Lyn McNeil and Danny Michael Perry,** Grantees, their heirs, successors, and assigns, her entire right, title, and interest in, including the life estate reserved in deed of record as Instrument No. 20150518-0045639, Register's Office for Davidson County, Tennessee to a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at a point in the center of Pecan Valley Road, being the Northwest corner of Book 6337, Page 416, Jackson Property, then with the west line of same, leaving road, South 36 degrees 05 minutes 45 seconds East 77.84 feet to an iron rod, South 29 degrees 38 minutes 11 seconds West 210.90 feet to an iron rod, South 33 degrees 34 minutes 57 seconds East 305.50 feet to an iron rod, South 25 degrees 07 minutes 45 seconds East 214.31 feet to an iron stake in the North line of a Map 56, Parcel 33, Property, then with the North line of Book 4894, Page 493, Sims Property, South 85 degrees 31 minutes 45 seconds West 896.39 feet to an iron pipe, North 27 degrees 08 minutes 20 seconds West 58.53 feet to the center of Pecan Valley Road, then with said centerline, North 58 degrees 04 minutes 39 seconds East 46.77 feet, then with a curve to the left, delta 28 degrees 16 minutes 46 seconds, radius 615.28 feet, tangent of 155.00 feet and total length of 303.68 feet, chord North 43 degrees 56 minutes 16 seconds East 300.61 feet to a point, then North 29 degrees 47 minutes 53 seconds East 88.13 feet to a point, then with a curve to the right, delta 24 degrees 30 minutes 57 seconds, radius 796.26 feet, tangent of 173.00 feet and length of 340.70 feet, chord North 42 degrees 03 minutes 21 seconds East 338.11 feet to a point, North 54 degrees 18 minutes 50 seconds East 246.52 feet to the beginning, containing 7.49 acres, more or less, and being part of Book 2107, Page 193, Civil District, Davidson County, Tennessee, according to a survey by Randolph L. Chapdelaine dated 3/26/85.

Being the same property conveyed to Dorris M. Perry, unmarried, by Warranty Deed from Clara Smith Cantrell, a widow, dated 04/29/1989 and recorded on 05/02/1989 at Book 7830, Page 917, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Dorris M. Perry and wife, Ruth Helen Perry, by Quitclaim Deed from Dorris M. Perry dated 04/24/2015 and recorded on 05/18/2015 in Instrument No. 20150518-0045638, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Amanda Lyn McNeil and Danny Michael Perry with a life estate reserved for Dorris M. Perry and wife, Ruth Helen Perry, by Quitclaim Deed from Dorris M. Perry and wife, Ruth Helen Perry, dated 04/24/2015 and recorded on 05/18/2015 in Instrument No. 20150518-0045639, Register's Office for Davidson County, Tennessee.

This is improved property known as:
4362 Pecan Valley Road, Nashville, TN 37218

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

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **Ruth Helen Perry,** has caused this instrument to be executed, this the 23 day of October, 2020.

Ruth Helen Perry
Ruth Helen Perry

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Ruth Helen Perry,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the within instrument for the purposes therein contained.

This the 23 day of October, 2020.

Kara Krantz
NOTARY PUBLIC
My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 23 day of October, 2020.

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

202010280125009