Prepared By:
Pillar Title and Escrow, LLC
1114 17th Avenue South, Suite 202
Nashville, Tennessee 37214

Address New Owner(s)
Brian Perkins and Lauren Perkins
3300 Lealand Lane
Nashville, Tennessee 37204

Send Tax Bills To:
New Owner

Map & Parcel Nos.:
166N A 041.00

Karen Johnson Davidson County
Batch# 521330 DEEDQC
11/25/2020 11:54:24 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20201125-0138400

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, **LEALAND DEVELOPMENT, LLC,** ("Grantor(s)") does hereby quitclaim and convey unto **BRIAN PERKINS AND LAUREN PERKINS, HUSBAND AND WIFE,** ("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 part of the westerly part of Lot No. 1 on the Map of Lots Nos. 1 to 9 inclusive on the plan of the Resubdivision of Lots Nos. 12 and 13 of Noelton, not of record and described according to a survey made by S. R. Sanford, Jr., October 30, 1947 and John Kohl & Company on July 20, 1978, as follows:

BEGINNING at the southeast intersection of Battlefield Drive and Lealand Lane formerly 10th Avenue South; thence with the margin of Lealand Lane, southerly around a slight curve, 100 feet to an Iron pin at the corner of Lots Nos. 1 and 2; thence with the line between said lots, easterly 220 feet 9 inches to a stake; thence northerly 97 feet 7 inches to the southerly margin of Battlefield Drive at an iron pin; thence with the margin of the same, westerly 222 fee: 8 inches to the point of beginning.

Being the same property conveyed to Francis J. Scanlon and wife, Pauline Scanlon by Warranty deed from Jack E. Seaman and wife, Nancy H. Seaman of record in Book 5323, page 974, Register's Office for Davidson County, Tennessee, dated August 4, 1978 and recorded on August 11, 1978. Pauline Scanlon having since died on October 31, 2013.

Being a part of the same property conveyed to Meghan Scanlon Roach, Trustee of the Revocable Trust of Francis J. Scanlon U/A dated April 13, 2017 by Quitclaim deed from Francis J. Scanlon of record in Instrument No. 20170419-0038147 Register's Office for Davidson County, Tennessee, dated April 13, 2017 and recorded on April 19, 2017.

Being the same property conveyed to Perkins Management, LLC, a Tennessee limited liability company by Warranty deed from Meghan Scanlon Roach, Trustee of the Revocable Trust of Francis J. Scanlon U/A dated April 13, 2017 of record in Instrument No. 20190709-0066699 Register's Office for Davidson County, Tennessee, dated June 20, 2019 and recorded on July 09, 2019.

Being the same property conveyed to Lealand Development, LLC by Quitclaim deed from Perkins Management, LLC, a Tennessee limited liability company of record in Instrument No. 20191003-0101087 Register's Office for Davidson County, Tennessee, dated August 20, 2019 and recorded on October 03, 2019.

This is improved property known as **3300 LEALAND LANE, NASHVILLE, TN 37204.**

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 19 day of November 2020, 2020.

LEALAND DEVELOPMENT, LLC

BY: _____
BRIAN PERKINS; MEMBER

BY: Lauren Perkins
LAUREN PERKINS; MEMBER

STATE OF TN
COUNTY OF Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Brian Perkins and Lauren Perkins with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons to be the all the current members of Lealand Development, LLC, the within named bargainor, a limited liability company, and that such members as such members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the LLC as Brian Perkins and Lauren Perkins.

Witness my hand, at office, this 19 day of Nov, 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 19 day of Nov, 2020.

NOTARY PUBLIC

My Commission Expires: 1-3-23

BENTON SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY