Karen Johnson Davidson County
Batch# 542985 DEEDQC
12/29/2020 08:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201229-0153835

Name and Address of New Owner:
Send Tax Bills To:
Joseph L. Perry
739 Moormans Arm Road
Nashville, TN 37207

This Instrument Prepared By:

Tennessee Title Services LLC
547 N Mt Juliet Rd., STe 100
Mt. Juliet TN 37122

Map & Parcel No: 059-14-0-061-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, unto **Joseph L. Perry, a single man and Willie Perry, a married man**"the Grantor," convey and quitclaim unto **Joseph L. Perry, a single man ,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in the 12th, formerly in the 21st Civil District of Davidson County, Tennessee, known as Lot No. 9 on the Map of Subdivision of Part of the Joseph Stocker Tract, not of record, and described according to a copy of a survey thereof made by Geo. W. Watkins, Surveyor, May 14, 1952, as follows; to-wit:

Beginning at a point on the south margin of Moorman's Arm Road, 853 feet east of an iron pin set in the center of Old Buena Vista Pike , near where the same intersects the east margin of New Buena Vista Pike, said iron pin being at the northwest corner of the property conveyed to Rodney E. Finney, Jr. and wife, by deed of record in Book 2013, Page 100, in the Register's Office for said County, said beginning point being the common corner of Lots 8 and 9; thence with the line between said lots, South 23 deg. 30 min. East 436 feet to a point; thence North 66 deg. 30 min. East 100 feet to a point, the common southerly corner of Lots 9 and 10; thence with the line between said lots, North 23 deg. 30 min. West 436 feet to the south margin of Moorman's Arm Road; thence with the margin of said Road, South 66 deg. 30 min. West 100 feet to the beginning.

Being the same property conveyed to Dr. Joseph Perry and Willie Perry by Quitclaim Deed from Letecia Wilkerson Trustee on behalf of Perry Property Trust #1 u/a dated April 17, 2019 of record in Instrument No. 20190711-0067797 Register's Office for Davidson County, Tennessee, dated June 28, 2019 and recorded on July 11, 2019.
Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out). **GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.**

IN WITNESS WHEREOF, Grantor have executed this Deed on the 15th day of December, 2020.

Joseph L. Perry (SEAL)
Joseph L. Perry,

Willie Perry (SEAL)
Willie Perry

STATE OF TENNESSEE)
)
COUNTY OF ~~WILSON~~ Davidson)

Personally appeared before me, a Notary Public in and for said State and County, unto **Joseph L. Perry, and Willie Perry,** , the within named bargainor, 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.

WITNESS my hand and official seal this 15th day of December, 2020.

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary Public
My commission expires: 2/28/2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 15th day of December, 2020.

Notary Public
My commission expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

True Copy Certificate of Authenticity

I, **Taylor Grills,** 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021