Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Steve Perkins and Jennifer L. Perkins 3924 Couchville Pike Hermitage, TN 37076	**Map & Parcel 138-00-0-136.00**	**Same**

Karen Johnson Davidson County
Batch# 737056 DEEDQC
10/15/2021 07:45:16 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211015-0138531

This instrument prepared by: Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Sarai Lewis, Steve Perkins and Jennifer L. Perkins** (the "Grantors"), by these presents hereby transfer, assign, and quitclaim to **Steve Perkins and Jennifer L. Perkins, husband and wife** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on Exhibit A, hereto (the "Property").

Being the same property conveyed to **Sarai Lewis, Steve Perkins and Jennifer L. Perkins**, from **the Estate of Robert Joseph Beckham**, by Warranty Deed of record in Instrument No. 20150407-0030110 Register's Office of Davidson County, Tennessee, as corrected by Instrument No. 20160216-0014486 Register's Office of Davidson County, Tennessee, dated February 16, 2016.

This is improved property known as **0 Couchville Pike, Hermitage, TN 37076**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property. Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

J. Ralph
Affiant

Subscribed and sworn to before me this 9 day of August, 2021.

WARNER JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 3/6/24

perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Steve Perkins has executed this Quitclaim Deed this 9th day of August, 2021.

Steve Perkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Steve Perkins,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the __ day of August, 2021.

Notary Public
My Commission Expires: 3/6/24

IN WITNESS WHEREOF, the Jennifer L. Perkins Perkins has executed this Quitclaim Deed this 9 day of August, 2021.

Jennifer L. Perkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jennifer L. Perkins,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the __ day of August, 2021.

Notary Public
My Commission Expires: 3/6/24

IN WITNESS WHEREOF, Sarai Lewis has executed this Quitclaim Deed this 23 day of August, 2021.

Sarai Lewis

Sarai Lewis

STATE OF TN)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sarai Lewis,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Lebanon TN, on this the 23rd day of Aug., 2021.

LESLEY TROUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Lesley Troutt

Notary Public
My Commission Expires: 4-26-25

EXHIBIT A

BEING located in Davidson County, Tennessee, on the north side of Couchville Pike, and being a portion of the property of record in Deed Book 5440, Page 994, Register's Office, Davidson County, Tennessee. See Tax Map 138, Parcel 136.00, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the north margin of Couchville Pike, same being the southernmost corner of this tract and the westernmost corner of Joseph J. Melnyk (DB 5706, PG 540, RODCT); thence with said margin along a curve proceeding counter-clockwise, having a deflection angle of 02 degrees 58 minutes 23 seconds, a radius of 2083.10 feet, a tangent length of 54.06 feet, and a chord of North 48 degrees 16 minutes 29 seconds West 108.08 feet; thence along said curve an arc length of 108.09 feet to an iron rod in said margin; thence leaving road with line of Steven A. Perkins (DB 8691, PG 833, RODCT) North 36 degrees 09 minutes 32 seconds East 322.54 feet to an iron rod; thence North 88 degrees 06 minutes 56 seconds East 490.47 feet to an iron rod; thence with line of James Richard Lawrence Etal (DB 9840, PG 253, RODCT) South 01 degree 52 minutes 51 seconds East 440.09 feet to an iron rod at a post; thence with line of Alberta Finch (DB 2646, PG 627, RODCT), Horace Finch (IN 20121108-0103337, RODCT), and Joseph J. Melnyk North 81 degrees 32 minutes 21 seconds West 621.05 feet to the point of beginning containing 5.33 acres more or less by survey by Jim Carman, Registered Land Surveyor, Tennessee Number 2053, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated November 4, 2014.

Being part of the same property conveyed by Installment Deed from Al Phillips and Maurice W. Pinson doing business as Phillips & Pinson Co. to Robert J. Beckham as recorded on the 25th day of May, 1979 in Deed Book 5440, Page 994, Register's Office of Davidson County, Tennessee. Robert J. Beckham having since died and Last Will and Testament of Robert Joseph Beckham having been filed in Probate Docket No. 13P1916, in the Register's Office of Davidson County, Tennessee. Said Last Will and Testament having named John Ray Dorris, Sr. as Executor of the Estate of Robert Joseph Beckham. Robert J. Beckham and Robert Joseph Beckham being one and the same.