1st

Karen Johnson Davidson County
Batch# 761470 DEEDQC
11/29/2021 09:43:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211129-0156838

THIS INSTRUMENT WAS PREPARED BY:

Kacy R. Joy
Frost Brown Todd LLC
150 3rd Avenue South, Suite 1900
Nashville, TN 37201

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
William H. Perkins 416 Humphreys St. Nashville, TN 37203	New Owner	10507001600

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, The Nature Conservancy, a District of Columbia nonprofit corporation ("Grantor"), has this day bargained and sold, and by these presents does quitclaim unto William H. Perkins, a Tennessee resident ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real estate situated in the City of Nashville in Davidson County, Tennessee and more particularly described on Exhibit A to this Quitclaim Deed, which is attached hereto and incorporated herein by reference (the "Property").

The Property is improved property located at 416 Humphreys St., Nashville, TN 37203.

This instrument and the interests hereby quitclaimed to Grantee are subject to such limitations, restrictions and encumbrances as may affect the Property.

(Signature page follows.)

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the 10 day of November, 2021.

GRANTOR:

THE NATURE CONSERVANCY

By: Morgan Kline

Name: Morgan Kline

Title: Senior Dispositions Manager

STATE OF Missouri
COUNTY OF St. Louis

PERSONALLY APPEARED BEFORE ME, the undersigned, a Notary Public with authority to act in the State and County aforesaid, MORGAN KLINE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Senior Dispositions Manager of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS MY HAND, at office, this 10TH day of NOVEMBER, 2021.

Daniel L. Lawrence
Notary Public

My Commission Expires:

DANIEL L. LAWRENCE
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 13774007
My Commission Expires Sep 26, 2025

STATE OF MISSOURI
COUNTY OF ST. LOUIS

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

Morgan Kline
AFFIANT

SUBSCRIBED and sworn to before me, this 10TH day of NOVEMBER, 2021.

Daniel L. Lawrence
Notary Public

My Commission Expires:

DANIEL L. LAWRENCE
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 13774007
My Commission Expires Sep 26, 2025

EXHIBIT A

Land in Davidson County, Tennessee, to-wit:

Being Lot No. 71 and the easterly 9 feet of Lot No. 72 on the Plan of Humphreys, Houston and Martin's Addition to South Nashville, as of record in Book 36, Page 117, Register's Office for said County, Tennessee, and Plan Book 1, Page 35, Chancery Court at Nashville.

Said Lot No. 71 and the easterly part of Lot No. 72 front together 59 feet on the northerly side of Humphreys Street and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Stanley Steven Skrobot by Warranty Deed from William Henry Perkins of record in Book 6733, page 873, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stanley Steven Skrobot and William H. Perkins by Quitclaim Deed from Stanley Steven Skrobot of record in Instrument No. 20061228-0160298, Register's Office for Davidson County, Tennessee.

Stanley Steven Skrobot having since died on July 9, 2013. An Order Divesting Property From Estate of Stanley Steven Skrobot and Revesting Property to William H. Perkins was recorded of record in Instrument No. 20191011-0104456, Register's Office for Davidson County, Tennessee, and Docket No. 14P338, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division.

4873-2069-9648v2

Tennessee Certification of Electronic Document

I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/12/21 (date of document).

Affiant Signature

11/12/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

