Prepared By:
Pillar Title and Escrow, LLC
1114 17th Avenue South, Suite 202
Nashville, Tennessee 37212

Address New Owner(s)
Perkins Management, LLC
3300 Lealand Lane
Nashville, Tennessee 37204

Send Tax Bills To:
New Owner

Map & Parcel Nos.:
082-07-0-037.00

Karen Johnson Davidson County
Batch# 836018 DEEDQC
04/07/2022 11:05:19 AM 1 pg
Fees: $12.00 Taxes: $0.00
20220407-0040424

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and 00/100 ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged **SOUTHERN EDGE DEVELOPMENT, LLC,** ("Grantor(s)") does hereby quitclaim and convey unto **PERKINS MANAGEMENT, LLC,** ("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 Lot No. 28 in Shields, Sharp, and Horn's Addition to East Nashville, as of record in Book 57; Page 86, Register's Office for said County

Said Lot No. 28 fronts 50 feet on the westerly side of North Second Street, or Harris Avenue, and runs back between parallel lines 145 feet, more or less, to an alley.

Being the same property conveyed to Southern Edge Development, LLC, a Tennessee Limited Liability Company by Warranty deed from Tanja L. Webb, married of record in Instrument No. 20210713-0093791 Register's Office for Davidson County, Tennessee, dated July 12, 2021 and recorded on July 13, 2021 .

This is improved property known as **832 NORTH 2ND STREET, NASHVILLE, TENNESSEE 37207.**
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 6 day of APRIL, 2022.

SOUTHERN EDGE DEVELOPMENT, LLC

BRIAN PERKINS, MEMBER

LAUREN PERKINS, MEMBER

State of Tennessee
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 person(s) to be the members of Southern Edge Development, LLC, the within named bargainor, a limited liability company, and that such members executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Brian Perkins and Lauren Perkins.

Witness my hand, at office, this 6 day of April, 2022.

Notary Public
My Commission Expires: 1-3-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF

COUNTY OF

The actual consideration for this transfer is $1.00.

AFFIANT

Subscribed and sworn to before me, this 6 day of April, 2022.

NOTARY PUBLIC

My Commission Expires: 1-3-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY