Karen Johnson Davidson County
Batch# 902957 DEEDQC
08/12/2022 02:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220812-0091927

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

QUITCLAIM DEED

JAMIE C POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0005

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Beverly Perkins and Brad A. Cliff	New Owner	Map: 13316011700
(NAME) 296 Penfield Drive	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BEVERLY PERKINS, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO

BEVERLY PERKINS, UNMARRIED AND BRAD A. CLIFF, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Kenilworth Estates, Section Two, of record in Book 2900 at page 126 and amended in Book 3182 at page 188, both in Register's Office for said County.

Said Lot No. 82 fronts 70.0 feet on the northerly margin of Penfield Drive and extends back 154.9 feet on the easterly line and 158.2 feet on the broken westerly line to a dead line in the rear, measuring 45.0 feet thereon.

Being the same property conveyed to Terry Perkins and wife, Beverly Perkins, by deed from Carlie E. Wilson, unmarried, of record in Book 7232, Page 940, dated May 4, 1987, Register's Office for said County. The said Terry Perkins died November 10, 2020 and title vested in Beverly Perkins, as surviving tenant by the entirety.

This is improved property, known as 296 Penfield Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 8 day of August, 2022.

Beverly Perkins

Beverly 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 Beverly Perkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 8 day of August, 2022.

My Commission Expires: 09/08/2025

Notary Public

KAI JASCHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Karen Suggs, 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 August 12, 2022.

Karen Suggs

(AFFIANT) – Karen Suggs

08/12/2022

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 12th day of August, 2022.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY