Karen Johnson Davidson County
Batch# 1005234 DEEDQC
05/19/2023 08:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230519-0037605

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox, PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 18th day of May, 2023. Notary Public My Commission Expires:

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2024

QUITCLAIM DEED

Address New Owner: Sara G. Perry 311 Sunnyside Drive Nashville, TN 37205	Send Tax Bills To: New Owner 311 Sunnyside Drive Nashville, TN 37205	Tax Information: Map and Parcel No.: 11607001000

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **CRAIG PERRY, married** (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey unto **SARA G. PERRY, married**, her heirs and assigns, all of his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being a parcel of land known as 4400 Malone Avenue in the City of Belle Meade, Second Civil District, Thirty-Fourth Councilmanic District, Davidson County, Tennessee, said parcel being located in the northwesterly quadrant of the intersection of Malone Avenue and Sunnyside Drive, being Lots 5 and 6 of Lot "A" as described on an unrecorded plan of the Thomas H. Malone and Ellen F. Malone land, being the same property conveyed to Leon M. Marlowe and Marjorie H. Marlowe by deed of record in Book 1807, page 103, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the northerly right-of-way line of Malone Avenue, said monument being located South 64 degrees, 02 minutes, 23 seconds West, 24.85 feet from the westerly right-of-way of Sunnyside Drive;

THENCE, with said northerly line of Malone Avenue, South 64 degrees, 02 minutes, 23 seconds West, 223.54 feet to a concrete monument;

THENCE, leaving said northerly right-of-way line with the easterly line of property conveyed to J. Kenneth Jacobs and Ellen W. Jacobs by Deed of Record in Book 7033, page 116, said Register's Office, North 26 degrees, 7 minutes, 27 seconds West, 340.19 feet to a concrete monument;

THENCE, leaving said easterly line with the southerly line of property conveyed to P. Millard Cohen and Peggy L. Cohen by deed of record in Book 4868, page 64, said Register's Office, North 63 degrees, 55 minutes, 46 seconds East, 249.74 feet to a concrete monument in the westerly right-of-way line of Sunnyside Drive;

THENCE, leaving said southerly line with the westerly right-of-way line of Sunnyside Drive, South 25 degrees, 54 minutes, 00 seconds East, 315.71 feet to a concrete monument (said call having been erroneously omitted from a prior conveyance);

THENCE, continuing with a curve to the right 39.12 feet to a concrete monument and the point of beginning, said curve having a central angle of 89 degrees, (erroneously referred to as 39 degrees in a prior conveyance), 05 minutes, a radius of 25.00 feet , a tangent of 24.85 feet, and a chord of South 18 degrees, 57 minutes, 12 seconds West, 35.25 feet.

Containing 84,656 square feet or 1.94 acres, more or less.

Being the same property conveyed to Craig Perry and wife Sara G. Perry, husband and wife, of record in Instrument No. 20200203-0012323, Register's Office for Davidson County, Tennessee.

This is improved property known as 311 Sunnyside Drive, Nashville, Tennessee, 37205.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of May, 2023.

GRANTOR:

CRAIG PERRY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the County and State aforesaid, CRAIG PERRY, 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 foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 18th day of May, 2023.

Notary Public

My Commission Expires: 10-7-2023

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

Tennessee Certification of Electronic Document

I, George Mudter, 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 5/18/23 (date of document).

Affiant Signature

5/18/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of May, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY