Karen Johnson Davidson County
Batch# 1005890 DEEDQC
05/22/2023 11:24:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20230522-0038359

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

CHARLES NELSON IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-02-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Richard V. Perkerson, Affiant

Subscribed and sworn to before me, this 11th day of May, 2023.

Notary Public
My Commission Expires: 11/2/26

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Richard V. Perkerson and/or Barbara D. Perkerson, Trustees 6605 Jocelyn Hollow Road Nashville, Tennessee 37205	SAME	105 08 0 220.00 105 08 0 221.00 105 08 0 222.00 105 08 0 223.00 105 08 0 175.00 105 08 0 176.00 105 08 0 177.00 105 08 0 178.00 105 08 0 248.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Richard V. Perkerson**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor and the Grantor's spouse, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Richard V. Perkerson and/or Barbara D. Perkerson, Trustees of the Richard & Barbara Perkerson Living Trust, established by the Revocable Trust Agreement of Richard V. Perkerson and Barbara D. Perkerson dated May 11, 2023**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 11th day of May, 2023.

Richard V. Perkerson

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 Richard V. Perkerson, the bargainor, 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.

WITNESS my hand and seal, at office, this 11th day of May, 2023.

My Commission Expires:

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-02-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

TRACT I:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being more particularly described as follows according to a survey dated May 14, 1987, by Ragan-Smith-Murphy & Associates, Inc.:

Beginning at an iron pin set at the intersection of the south right-of-way of Culvert Street (50' R.O.W.) and the west right-of-way of Louisville and Nashville Railroad (50' R.O.W.); thence,

1. With the west right-of-way line of Louisville and Nashville Railroad S 11 deg. 18' 37" W a distance of 228.40 feet to an iron pin set; thence,

2. With the north right-of-way line of Seaboard Systems Railroad N 51 deg. 05' 43" W a distance of 471.59 feet to an iron pin set at the intersection of said railroad right-of-way line and the south right-of-way line of Culvert Street; thence,

3. With the south right-of-way line of Culvert Street S 80 deg. 03' 15" E a distance of 418.06 feet to the point of beginning and containing 47,729 square feet or 1.096 acres more or less.

TRACT II:

Being Lot No. 2 on the Plan of the Re-Subdivision of Parts of Lots 3, 4, 15 and 16 in Lumsden's Third Addition, of record in Book 674, page 178, Register's Office for Davidson County, Tennessee. Said Lot No. 2 fronts 20 feet on the westerly side of Creek Street (formerly Partee Street) and runs back between parallel lines with the southerly margin or an alley 100 feet tc a dead line, and is the northerly part of Lots 15 and 16 of the original plan of Lumsden's Third Addition of record in Book 57, page 106, said Register's Office.

TRACT III:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being Lot 3 and Lot 4 on the Plan of the Resubdivision of Parts of Lots 3, 4, 15 and 16 in Lumsden's Third Addition, of record in Book 674, page 178, Register's Office for said County, and also being part of Lots 15 and 16 in the original plan of Lumsden's Third Addition, said original plan being of record. in Book 57, page 106, said Register's Office, all of said lots being more particularly described as follows according to a survey dated May 14, 1987 by Ragan-Smith-Murphy & Associates, Inc.:

Beginning at an iron pin set at the intersection of the west right-of-way line of Creek Street (50' R.O.W.), formerly Partee Street, and the north right-of-way line of Culvert Street (50' R.O.W.), said pin also being the southeast property corner of Lot 15 as shown on the original map of Lumsden's Third Addition as of record in Plat Book 57, page 106, said Register's Office; thence,

1. With the north right-of-way line of Culvert Street N 80 deg. 03' 15" W a distance of 100.37 feet to an iron pin set, said pin being the south common property corner between lots 16 & 17 on the original plan of Lumsden's Third Addition; thence,

2. Leaving said right-of-way line with the common line between said Lots 16 & 17, the east property line of Anthony Webster, et al, as of record in Deed Book 5595, page 570, said Register's Office, N 05 deg. 00' 07" E a distance of 92.99 feet to a point; thence,

3. S 84 deg 59' 53" E a distance of 100.00 feet to the point in the west right-of-way line of Creek Street; thence,

4. With the west right-of-way line of Creek Street, the east property line of said Lot 15, S 05 deg. 00' 07" W a distance of 101.64 feet to the point of beginning, containing 9,731 square feet or 0.223 acres, more or less.

This conveyance is subject to: (1) An electric power transmission line easement of record in Book 1165, page 381, said Register's Office; (2) An easement from The Nashville, Chattanooga & St. Louis Railway to the Tennessee Valley Authority of record in Book 1165, page 318, covering a right of way for a power line across the easterly 60 feet to the property; and (3) All matters shown on the survey prepared by Ragan-Smith-Murphy & Associates dated 5/14/87.

Tracts I, II and III being the same property conveyed to Richard Verner Perkerson, by deed from Barbara D. Perkerson, of record in Instrument No. 20020809-0096394, Register's Office for Davidson County, Tennessee.

Richard V. Perkerson and Richard Verner Perkerson are one and the same person.

TRACT IV:

Land lying in Davidson County, being Lot No. 9 on the plan of Lumsden's Third Addition to Nashville as of record in Book 57, page 106, Register's Office, Davidson County, Tennessee.

TRACT V:

Land in Davidson County, Tennessee, being Lots No. 28 and 29 on the Map of Guilford Dudley's Addition to Nashville as of record in Book 332, page 73, Register's Office, Davidson County, Tennessee.

Tracts IV and V being the same property conveyed to Richard V. Perkerson, by deed from Barbara D. Perkerson, of record in Instrument No. 20020809-0096394, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Charles Nelson IV, 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 5/11/23.

5/11/23
Date

Charles Nelson IV

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 11th day of May, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

