Karen Johnson
Batch # 1099597
02/09/2024 09:51 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240209-0009172

The Instrument Prepared by:
Bankers Title & Escrow Dickson, LLC
214 East College Street, Suite B
Dickson, Tennessee 37055
B24-0012-D

QUITCLAIM DEED

ADDRESS NEW OWNER
Bruce Y. Peery, III
8226 Concord Rd.
Brentwood, TN 37027

SEND TAX BILLS TO:
New Owner

MAP PARCEL

Parcel 081 16 0 374.00

For and in consideration of One and no/100 Dollar ($1.00), the undersigned Mary B. Peery, hereinafter the GRANTOR, does hereby quitclaim and convey unto Bruce Y. Peery, III, hereinafter the GRANTEE, all of her right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

TRACT I:

Being the westerly 45 feet of Lot No. 155 in D. T. McGavock's first Addition to Nashville, Tennessee, a plan of which is of record in Book No. 10, pages 606 and 609 inclusive, Register' Office for Davidson County, Tennessee.

Said part of said lot fronts on the North side of Jefferson Street 45 feet and runs back between parallel lines and with the easterly line of Lot No. 156 on said plan 180 feet, more or less, to Madison Street, upon which it fronts 45 feet.

TRACT II:

Being the southeast part of Lot No. 156 on the Plan of D. T. McGavock's first Addition to Nashville, Tennessee, a plan of which is of record in Book No. 10, Pages 606 and 609 inclusive, Register's Office for Davidson County, Tennessee, described according to a plan thereof made by W. B. Southgate, as follows:

Beginning on the northerly margin of Jefferson Street at the corner to Lot Nos. 155 and 156, being Ben A. Doochin's S.W. corner; thence with his westerly line, northerly 92 ½ feet to the southerly margin of a private alley; thence with the southerly margin of said private alley, westerly 35 feet; thence southerly parallel with the first line 92 ½ feet to the northerly margin of said street; thence with the northerly margin of said street, easterly 35 feet to the beginning.

Being the same property conveyed to Mary B. Peery by Trustee's Deed from David M.. Anthony, Substitute Trustee, dated April 30, 2015 and of record in Instrument Number 20150501-0039393, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right of way of Jefferson Street, Reverand Dr. Enoch Jones Boulevard (formerly known as Madison Street), and a private alley.

This property is subject to all matters shown on a plat of record in Book 10, Pages 606 and 609, inclusive., in the Register's Office of Davidson County, Tennessee.

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

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.

Note: The above described property is not, nor has it ever been, the primary residence of the Grantor.

IN WITNESS WHEREOF, the GRANTOR has hereunder set her hand this 7 day of February, 2024.

Mary Beth Peery
Mary B. Peery

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary B. Peery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal at office this the 7 day of February, 2024.

NOTARY PUBLIC

My Commission Expires: _____

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES MARCH 23, 2027

The actual consideration for this transfer is $ -0- .

Lisa Cude
Affiant

Subscribed and sworn to before me, this the 8 day of February, 2024.

NOTARY PUBLIC

My Commission Expires: _____

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES MARCH 23, 2027