This instrument prepared by:
James S. Perdue, Sr.
Betty J. Perdue
3927 Casa Rosa Ave.
Martinez, GA 30907

Karen Johnson Davidson County
Batch# 1100448 DEEDQC
02/12/2024 03:22:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240212-0009813

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:
James S. Perdue, Jr. &
Julie D. Appleton, Trustees
3927 Casa Rosa Ave.
Martinez, GA 30907

MAIL TAX STATEMENT TO:
James S. Perdue, Jr. &
Julie D. Appleton, Trustees
3927 Casa Rosa Ave.
Martinez, GA 30907

MAP PARCEL NUMBER:
Map: 142-03-0-A
Parcel: 409.00

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **James S. Perdue, Sr. and Betty J. Perdue, husband and wife** by these presents do hereby quitclaim and convey unto the said **James S. Perdue, Jr. and Julie D. Appleton, or their successor, as Trustees of the Perdue Family Grantor Trust dated January 15, 2024**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to transfer property to a trust.

This is unimproved ( ) property known as 409 Deer Lake Drive
Improved (x) Nashville, Tennessee 37221

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.

Witness our hand this 7th day of February, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James S Perdue SR
James S. Perdue, Sr.

Betty J. Perdue
Betty J. Perdue

ACKNOWLEDGMENT

STATE OF Georgia)

COUNTY OF Columbia) ss

Personally appeared before me, Caroline H Guinn, a Notary Public in and for said County and State, **James S. Perdue, Sr. and Betty J. Perdue** the within named bargainor, individual(s), 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.

Given under my hand and official seal of office at Columbia County, GA this 7th day of February, A.D., 2024.

NOTARY STAMP/SEAL

Caroline H Guinn
NOTARY PUBLIC
Notary Commission Expires: _____

CAROLINE H. GUINN NOTARY PUBLIC COLUMBIA COUNTY, GEORGIA My Commission Exp. 6/12/2027

EXHIBIT "A"

Unit No. 409 in Deer Lake Retirement Community, a horizontal property regime, as shown on the Plat of Deer Lake Retirement Community recorded in Book 5050, Pages 28 and 29, and as amended in Book 5050, Pages 62 and 63, and in Book 5521, page 853, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5097, Pages 529 through 539 and in Bylaws of Deer Lake Retirement Association, Inc., of record in Book 7556, Page 354 in the Register's Office of Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartment owners and tenants of Deer Lake Retirement Community contained in the aforesaid Master Deed and Bylaws are incorporated in this deed by reference and made a part hereof the same as though copied herein verbatim.

SUBJECT TO all of the covenants, terms, provisions and conditions set forth in the aforesaid documents including but not limited to the obligation to pay monthly assessments for the maintenance and operation of Deer Lake Retirement Community in accordance with the Master Deed and Bylaws; and

SUBJECT TO restrictions on the right to transfer ownership of the above described apartment unit or to lease said unit as set out in the Master Deed and Bylaws.

Being the same property conveyed to James S. Perdue, Sr. and Betty Jane Perdue by Warranty Deed from Deer Lake Retirement Association, Inc., of record as Instrument number 20060223-0020991, Register's Office for Davidson County, Tennessee.

This is improved property, known as 409 Deer Lake Drive, Nashville, Tennessee 37221.

OATH OF CONSIDERATION

STATE OF Georgia
COUNTY OF Columbia

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 0.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

James A Perdue SR
Signature

JAMES S. PERDUE SR
Print name

SUBSCRIBED AND SWORN TO before me this 7th day of February, 2024.

Signature: Caroline H Guinn
Print name: Caroline H Guinn
Title:
My commission expires:

CAROLINE H. GUINN NOTARY PUBLIC My Commission Exp. 6/12/2027 COLUMBIA COUNTY, GEORGIA