QUITCLAIM DEED

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28th DAY OF February 20

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/29/24

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3109LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Scott Perkinson and Brian Thomas Perkinson	Same as the new owner	105 06 0R 012.00
676 Hamilton Ave (Unit 12)	4006 Nevada Ave	105 06 0R 012.00
Nashville, TN 37203	Nashville, TN 37209	

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

SCOTT PERKINSON, A MARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

SCOTT PERKINSON, A MARRIED MAN AND BRIAN THOMAS PERKINSON, A MARRIED MAN

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

SEE EXHIBIT "A"

This is improved property known as 676 Hamilton Ave (Unit 12), Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1105323 DEEDQC
02/28/2024 02:10:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240228-0013691

Witness my hand on this 28th day of Feb, 2024

Scott Perkinson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: SCOTT PERKINSON, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of Feb, 2024

Notary Public

My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY

24-3109LA

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No 12, on the plan of Fusion, as shown on Exhibit "E" to the Declaration of Covenants, Conditions and Restrictions of Fusion, a Horizontal Property Regime with Private Elements of record as Instrument No 20200313-0028238, amended as Instrument No. 20210712-0093422, and amended as Instrument No. 20240124-0004835, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to RSD HAMILTON AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from KERR BROTHERS & ASSOCIATES, INCORPORATED, A TENNESSEE CORPORATION, of record as Instrument Nos 20190125-0007763 and 20190125-0007764, dated January 24, 2019, said Register's Office. Also being part of the same property conveyed to RSD HAMILTON AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from THOMAS C. MCEWEN, TRUSTEE OF THE THOMAS C. MCEWEN REVOCABLE LIVING TRUST, by Quitclaim Deed of record as Instrument No. 20190125-0007765, dated January 24, 2019, and corrected as Instrument No. 20220609-0065944, said Register's Office. Also being part of the same property conveyed to RSD HAMILTON AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from SWAYZE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed of record as Instrument No. 20190125-0007766, dated January 24, 2019, and corrected as Instrument No. 20220609-0065943, said Register's Office. For further reference, see Quitclaim Deed of record as Instrument No. 20200312-0027871, said Register's Office.

Being the same property conveyed to Scott Perkinson by Warranty Deed from RSD Hamilton Avenue LLC of Record in Instrument # __202402280013690_____, Registers Office for Davidson County Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

I Jim R. Vanderpool, 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 February 28, 2024.

February 28, 2024

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this February 28, 2024.

MY COMMISSION EXPIRES: 09-29-2024

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY