Karen Johnson
Batch # 1110880
03/13/2024 02:57:26 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240313-0017499

This instrument prepared by Whitworth Law Firm
116 East Main Street, P. O. Box 208, Camden, Tennessee 38320

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That I, BRUCE PEERY, for and in consideration of the sum of TEN AND NO/100--------($10.00)--------DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby transfer, convey and quitclaim unto JASON EPLEY, his heirs and assigns, a one-half undivided interest in and to the following described property located in Davidson County, Tennessee, and more particularly described as follows:

TAX MAP and PARCEL 091-100-181.00
TAX ASSESSOR'S OFFICE DAVIDSON COUNTY, TENNESSEE
(5710 ROBERTSON AVENUE, NASHVILLE, TENNESSEE)

BEING a tract or parcel of land lying and being situate in Davidson County, Tennessee, being part of Block No. 41 on the Map of B.F. Cockrill Farm, of record in Book 161, Page 134 and 135, Register's Office Davidson County, Tennessee.

Said part of Block is described as BEGINNING at point in the corner line of Robertson Avenue, 96 feet East of the centerline of Snyder Avenue; thence Northerly 175 feet to an alley; thence Easterly 95 feet to a point; thence Southerly 175 feet to the centerline of Robertson Avenue; thence with the margin of the same Westerly 95 feet to the BEGINNING.

ABOVE DESCRIPTION COPIED FROM PRIOR INSTRUMENT OF RECORD.

This being the same property conveyed to Bruce Perry, married, by virtue of a Warranty Deed dated November 21, 2013, from Christopher W. Parker, as appears of record as Instrument #20131204-0123606, in the Register's Office of Davidson County, Tennessee.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name on this the 13 day of March 2024.

BRUCE PEERY

STATE OF TENNESSEE

COUNTY OF Dickson

Personally, appeared before me, the undersigned, a Notary Public in and for said state and county, the within named BRUCE PEERY, with whom I am personally acquainted and who acknowledged the execution of the foregoing instrument for the purposes therein contained and expressed.

WITNESS my hand and official seal at office in Dickson, Tennessee, this the 13 day of March 2024.

NOTARY PUBLIC

My Commission Expires: 12.27.2025

D.E. HOPE HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

(Statement required by Chapter 178, Public Acts of 1967 as amended)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned hereby swears or affirms that the actual consideration for this transfer is $0.

AFFIANT

Sworn to and subscribed before me,

this the 13 day of March, 2024.

D.E. Hope Hall

NOTARY PUBLIC

D.E. HOPE HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

NEW OWNER AND SEND TAX STATEMENT TO:

JASON EPLEY and BRUCE PERRY
522 Ridgemont Dr.
Dickson, TN 37055

23-11451