Karen Johnson Davidson County
Batch # 1148350 DEEDQC
06/18/2024 10:02:10 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240618-0045662

The Instrument Prepared by:
Bankers Title & Escrow Dickson, LLC
214 East College Street, Suite B
Dickson, Tennessee 37055
B24-0245-D

QUITCLAIM DEED

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

SEND TAX BILLS TO:
New Owner

MAP & PARCEL
091 10 0 181.00 &
091 09 0 050.00

For and in consideration of One and no/100 Dollar ($1.00), the undersigned Jason Epley, hereinafter the GRANTOR, does hereby quitclaim and convey unto Bruce Y. Peery, III, also known as Bruce Peery, hereinafter the GRANTEE, all of his right, title and interest, being a one-half undivided interest, in and to certain tracts or parcels of land in Davidson County, Tennessee, more particularly described as follows:

Parcel One: Tax Map and Parcel 019-100-181.00
Tax Assessor's Office Davidson County, Tennessee
5710 Robertson Avenue, Nashville, TN

BEING a tract of parcel of land lying and being situated in Davidson County, Tennessee, being part of Block No. 41 on the Map of B. F. Cockrill Farm, of record in Book 161, Pages 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.

Being the same property conveyed to Bruce Peery, married, by deed from Christopher W. Parker, married, dated November 21, 2013, of record in Instrument Number 20131204-0123606, in the Register's Office of Davidson County, Tennessee. Also being the same property in which Bruce Peery conveyed a one-half undivided interest to Jason Epley by Quitclaim Deed dated March 13, 2024, of record in Instrument Number 20240313-0017499, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right of way of Robertson Avenue and an alley.

This property is subject to all matters shown on a plat of record in Book 161, Pages 134 and 135, in the Register's Office of Davidson County, Tennessee.

Parcel Two: Tax Map and Parcel 091-090-050.00
Tax Assessor's Office Davidson County, Tennessee
6215 Robertson Avenue, Nashville, TN

Tract 1: Lot 2 on the Map of the division of the westerly 230 feet of the East one-half of Lot Number 1 on the map of B.F. Cockrill Farm, as of record in Book 332, Page 58, in the Register's Office of Davidson County, Tennessee, and described as follows: BEGINNING at a point in the South margin of Robertson Avenue at the corner of Lots 1 and 2, being an iron pin, which is 177.5 feet West of the West margin of Nall Avenue; thence with the line between Lots 1 and 2, Southerly 325 feet to an iron pin; thence Westerly 57.7 feet to an iron pin at the corner of Lots 2 and 3; thence with the line between said lots, North 325 feet to an iron pin in the South margin of Robertson Avenue; thence with the margin of the same, Easterly 57.5 feet to the beginning.

Being the same property conveyed to Anna Jo Peery, by deed from Fannie Mae also known as Federal National Mortgage Association, dated April 26, 2011, and of record in Instrument Number 20110506-0035192, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Bruce Peery, III by Quitclaim Deed from Anna Jo Peery, dated June 13, 2011, and of record in Instrument Number 20110614-0045471, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Conveyance Properties, a Tennessee general partnership composed of Jason Epley and Bruce Peery, by Quitclaim Deed from Bruce Peery, III, dated November 4, 2011, of record in Instrument Number 20111110-0088094, in the Register's Office of Davidson County, Tennessee. Also being the same property in which a one-half undivided interest each was conveyed to Jason Epley and Bruce Peery, by Quitclaim Deed from Bruce Peery and Jason Epley, as the sole partners of Conveyance Properties, a Tennessee general partnership, dated March 13, 2024, of record in Instrument Number 20240313-0017498, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right of way of Robertson Avenue.

This property is subject to all matters shown on a plat of record in Book 332, Page 58, in the Register's Office of Davidson County, Tennessee.

The above-described Parcel Two is subject to a Deed of Trust from Conveyance Properties, a Tennessee general partnership composed of Jason Epley and Bruce Peery, to Bank of Camden, dated November 4, 2011, in the original principal amount of $50,835.10, of record in Instrument Number 20111110-0088095, in the Register's Office of Davidson County, Tennessee.

The above-described Parcels One and Two are subject to a Commercial Deed of Trust from Jason Epley and Bruce Peery, to Apex Bank, dated March 19, 2024, in the original principal amount of $201,485.66, of record in Instrument Number 20240402-0023220, in the Register's Office of Davidson County, Tennessee.

The above-described Parcels One and Two are subject to an Assignment of Leases and Rents from Jason Epley and Bruce Peery, to Apex Bank, dated March 19, 2024, securing a loan in the original principal amount of $201,485.66, of record in Instrument Number 20240402-0023221, in the Register's Office of Davidson County, Tennessee.

Said properties are 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 ever been primary residence of either Grantor.

IN WITNESS WHEREOF, the GRANTORS have hereunder set their hands this 12 day of June 2024.

Jason Epley

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 Jason Epley, 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 as his free act and deed.

Witness my hand and official seal at office this the 12 day of June 2024.

NOTARY PUBLIC

My Commission Expires: _____

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

STATE OF TENNESSEE
COUNTY OF DICKSON

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

Affiant

Subscribed and sworn to before me, this the 10th day of June 2024.

NOTARY PUBLIC

My Commission Expires: _____

LESA D CUDE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES JUNE 24, 2025