Karen Johnson
Batch # 1165528
08/02/2024 08:15:52 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240802-0058580

QUITCLAIM DEED

ADDRESS OF NEW OWNER AS FOLLOWS:

James Ervin Perkins & Essie Ford Perkins, Co-Trustees
Perkins Tennessee Community Property Trust
5937 Hitching Post Lane
Nashville, TN 37211

SEND TAX BILLS TO:

same as new owner

MAP & PARCEL ID.

172 14 0A 009.00

THIS INSTRUMENT WAS PREPARED BY:
Elizabeth L. Adams, Attorney - 7100 Hardwood Lane - College Grove, TN 37046
Phone: 615-293-5598 - Fax: 615-791-6096 - Email: eadams@adamslaw-tn.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

JAMES ERVIN PERKINS, Trustee)
Affiant

ELIZABETH L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me,)
this 30th day of July, 2024.

NOTARY PUBLIC)
My Commission Expires: March 9, 2027.)

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, JAMES E. PERKINS and wife, ESSIE F. PERKINS, "Grantor," by these presents, does hereby quitclaim and convey unto JAMES ERVIN PERKINS AND ESSIE FORD PERKINS, AS CO-TRUSTEES OF THE PERKINS TENNESSEE COMMUNITY PROPERTY TRUST, dated July 30, 2024, "Grantee," their successors and assigns all of their interest in and to the following described property with all improvements located thereon, lying situate and being in Davidson County, Tennessee, bounded and described as follows:

LAND in Davidson County, Tennessee, being Lot No. 104 on the Plan of Wexford Downs, Section One, a Planned Unit Development, of record in Book 9700, Pages 308 and 309, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to James E. Perkins and wife, Essie F. Perkins, by deed from Beazer Homes Corp dba Phillips Builders of record in

Instrument Number: 00011142-0000325, Register's Office for Davidson County, Tennessee.

This is improved property known as 5937 Hitching Post Lane, Nashville, TN 37211.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 30th day of July, 2024.

JAMES E. PERKINS

ESSIE F. PERKINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES E. PERKINS and ESSIE F. PERKINS with whom I am personally acquainted, and who acknowledged that he and she executed the within instrument for the purposes therein contained.

WITNESS, my hand and official seal this 30 day of July, 2024.

Notary Public

My Commission Expires: March 9, 2027.

