Karen Johnson Davidson County
Batch# 1167392 DEEDQC
08/12/2024 12:07:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240812-0060460

This Instrument Prepared by Ready Now Title Services, LLC, 131 Indian Lake Blvd., Suite 100-B, Hendersonville, TN 37075

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Kendrick Perry, a single person,** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **DMG Real Estate Investments, LLC,** (Grantee), a Tennessee Limited Liability Company, all of his rights, title, and interests in the following described real property, to wit:

A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being the easterly 30 feet of Lot No. 2, on the Plan of Hermitage Addition, Block "G", as of record in Book 57, page 43, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete and accurate description.

Being the same property conveyed Kendrick Perry, by Warranty deed from Johnny Burroughs and wife, Linda Burroughs, dated 08/06/2005 and recorded on 08/17/2005, of record in Instrument Number 20050817-0097856, Register's Office for Davidson County, Tennessee.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 7th day of Aug, **2024.**

Kendrick Perry

Kendrick Perry

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public in and for said state and county **Kendrick Perry**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of Aug, **2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

For recording information only

STATE OF TENNESSEE
COUNTY OF SUMNER

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 7th day of July, **2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

PROPERTY ADDRESS:	**147 Fain Street** **Nashville, TN 37210**
TAX PARCEL NO.:	**93-16-392**
PROPERTY OWNER:	**DMG Real Estate Investments, LLC**
OWNER'S ADDRESS:	**424 Church Street Suite 200** **Nashville, TN 37219**
MAIL TAX BILLS TO:	**Owner at Owner address**

Certificate of Authenticity

I, Drusilla Bryant, 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 8-7-24.

Drusilla Bryant

Date: 8-7-24

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 8/7/24.

Notary's Signature

My Commission Expires: _____

Notary's Seal

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026