THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owners	**Send Tax Bills To**	**Map-Parcel No.**
Dolores G. Perdue 812 Fonnic Drive Nashville, TN 37207	Same	042 01 0 031.00

Quitclaim Deed from Spouse to Spouse

Grantor: J.J. Perdue, husband
Grantee: Dolores G. Perdue, wife

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Ozark Hills, as of record in Book 3700, page 20, and corrected in Book 3959, page 626, Register's Office for said County.

Said Lot No. 34 fronts 136.00 feet on the easterly side of Fonnic Drive, and extends back 348.65 feet on the northerly line and 307.80 feet on the southerly line, to a line in the rear on which it measures 124.38 feet.

Being the same property conveyed to J.J. Perdue and wife, Dolores G. Perdue by deed from Teresa A. Peterson, an unmarried person, of record in Book 9830, Page 358, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as: 812 Fonnic Drive, Nashville, TN 37207.

J.J. Perdue and James Jenkins Perdue are one and the same person.

The intent of this conveyance is for James Jenkins Perdue to transfer one hundred percent of his marital interest to Dolores G. Perdue.

Said property is transferred subject to the limitations, restrictions. and encumbrances as set forth below:

1. All matters as shown on the plan of record in Book 3700, page 20, as corrected in Book 3959, page 626, said Register's Office.

2. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 7737, page 13, said Register's Office

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

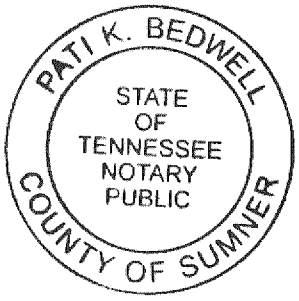
Karen Johnson Davidson County
Batch# 1169274 DEEDQC
08/14/2024 02:16:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240814-0062226

James Jenkins Perdue by Dolores G Perdue AIF
James Jenkins Perdue, a/k/a J.J. Perdue, by Dolores G. Perdue, Attorney in Fact, Grantor

State of Tennessee
County of Sumner

On August 14, 2024, before me personally appeared Dolores G. Perdue, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact for James Jenkins Perdue, also known as J.J. Perdue, and who acknowledged that she executed the same as attorney-in-fact for James Jenkins Perdue.

Pati K Bedwell
Notary Public
My commission expires: 4/26/2027



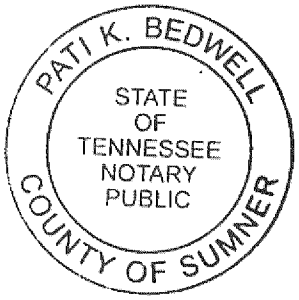
State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Dolores G Perdue
Dolores G. Perdue, Grantee

Sworn to and subscribed before me on August 14, 2024.

Pati K Bedwell
Notary Public
My commission expires: 4/26/2027



TRUE Copy Certification

I, Sarah Marlett, do hereby make oath that I am 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 August 14, 2024.

Sarah Marlett
Signature
Date 8/14/24

State of Tennessee
County of Sumner

Sworn to and subscribed before me on August 14, 2024.

Pati K. Bedwell
Notary's Signature
My Commission Expires: 4/26/2027

