Karen Johnson Davidson County
Batch# 1181339 DEEDQC
09/13/2024 10:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240913-0070741

THIS INSTRUMENT PREPARED BY:

Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South, Suite 1700
Nashville, TN 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Sharon J Muller
Affiant

Subscribed and sworn to before me, this 13th day of September, 2024.

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My commission expires: 10/17/2027

Address New Owner As Follows:
Allen D. Lentz, Trustee
313 Whitworth Way
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Numbers:
117-13-0A-138-00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Anne R. Perkins, unmarried** ("Grantor"), hereby releases, remises, quitclaims and gives unto **Allen D. Lentz, Trustee of the Red Ace Trust, with full power to grant, bargain, sell, mortgage and convey without the joinder of any beneficiary**

("Grantee"), all right, title and interest of the Grantor in and to a tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 5-B, Pointset Condominiums, a Horizontal Property Regime, as shown on Exhibit "B" to Master Deed of Pointset, Lots 5 and 6 Condominium, of record in Book 5158, page 261, Registers Office for said County, and being located on Lot No. 5 on the Plan of PointSet as of record in Book 5050, page 65, said Registers Office, to which reference is here made, together with appurtenant interest belonging thereto as sett out in Master Deed of Record in Book 5158, page 244, said Register's Office.

Being the same property conveyed to Anne R. Perkins, unmarried, by deed from Leslie Anne Darling, unmarried, of record as Instrument No. 20240628-0048551, dated June 27, 2024, Register's Office for Davidson County, Tennessee.

This quitclaim is subject to such limitations, restrictions and encumbrances as may affect the premises. A new legal description was not prepared for this quitclaim. The legal description is the same as the previous deed of record.

This is improved property known as 2707 Abbott Martin Road, Nashville, TN 37215.

{Signature page to follow}

WITNESS my hand this 10 day of September, 2024.

Anne R. Perkins

Anne R. Perkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **ANNE R. PERKINS**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10 day of September, 2024.

Julie Welch

Notary Public

My Commission Expires: July 21, 2026

JULIE WELCH
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires July 21, 2026

True Copy Certification

I, Wesley D. Turner, 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 September 10, 2024.

Affiant Signature

Date: 9/13/24

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 13th day of September, 2024.

Notary's Signature

My Commission Expires: 10/17/2027

Notary's Seal

