Prepared By
Christopher Perkins
12590 Robinbrook Dr
Carmel, IN 46033

Name & Address of New Owner
C2K Ventures LLC
202310271736245
12590 Robinbrook Dr.
Carmel, IN 46033

Map & Parcel No. Map 48
Parcel 52
13D-31660

Send Tax Bills To
Same

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into on the 19th day of March 20 25 by and between **Katrina Marie Cannon Perkins** and **Christopher Perkins** (Grantor) and **C2K Ventures LLC** (Grantee).

FOR AN IN CONSDERATION of the Sum of TEN DOLLARS and other good an valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish, and quitclaim unto Grantees, as tenants by the entirety, all of Grantor's right, title, and interest in and to the following described real property having an address of 4839 McCool Road, Nashville, TN 37218:

> LAND in the 13th Civil District of Davidson County, Tennessee, consisting of 1.4 acres more or less, being Parcel #52, on the Tax Assessor Maps, more accurately described as follows, to wit:
>
> LYING on the westerly side of McCool Road described partly according to a survey made by Steve Draper, Surveyor, July 9, 1966 as follows:
>
> BEGINNING at a point in the center of McCool Road, north 65° 30' east 891 feet from the intersection of the center line of said McCool Road and the center line of Eaton's Creek Road, thence north 25° west 115.5 feet; thence north 65° 15' east 439 feet; thence south 25° east 165 feet to the center of said McCool Road, thence with same southwardly 439 feet, more or less, to the beginning.

The above-described real property is improved property.

Karen Johnson Davidson County
Batch # 1248682 DEEDQC
03/20/2025 02:28:49 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250320-0020760

SOURCE of Grantor's interest in the above-described real property is a deed recorded in Instrument No. 20230626-0048390 Register's Office of Davidson County, Tennessee on June 26, 2023. Prior deed found in Book 5106, Page 513 Register's Office of Davidson County, Tennessee.

It is the intent of the parties to create a tenancy by the entireties between them.

This conveyance is made subject to all easements and/or restrictions either recorded or by prescription that a complete title search may reveal.

Notwithstanding anything to the contrary contained in this deed, it is understood and agreed that the real property is being conveyed without any representation or warranty of any kind or character whatsoever, express or implied, with respect to the real property, its condition, uses, or fitness for any particular purpose by Grantor except as expressly set forth above.

Grantor disclaims and renounces any such representation or warranty and by Grantees acceptance of the real property, Grantor is forever discharged.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OF THE ABOVE-DESCRIBED REAL PROPERTY. THIS DEED HAS BEEN PREPRED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE PROVIDED INFORMATION.

IN WITNESS WHEREOF, I sign this deed on the 19th day of March, 2025.

Katrina Marie Cannon Perkins

Katrina Marie Cannon Perkins

Christopher Perkins

Christopher Perkins

Representative of C2K Ventures: Christopher Perkins

STATE OF IN)
COUNTY OF MARION)

On the 19th day of March, 2025, **Katrina Marie Cannon Perkins** and **Christopher Perkins** signed or acknowledged this document, personally appearing before me, the undersigned notary public, proving, on the basis of satisfactory evidence, to be the person who appeared before me.

[SEAL]

TODD D BECK
Notary Public - Seal
Hamilton County - State of Indiana
Commission Number NP0682727
My Commission Expires Mar 30, 2032

TDB

Notary Public
My Commission Expires: 03-30-2032

STATE OF INDIANA)
COUNTY OF MARION)

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

Katrina Perkins
Affiant

TODD D BECK
Notary Public - Seal
Hamilton County - State of Indiana
Commission Number NP0682727
My Commission Expires Mar 30, 2032

Subscribed and sworn before me, a notary public,
on the 14th day of March, 2025.

[SEAL] Notary Public
My Commission Expires: 03-30-2032