Karen Johnson Davidson County
Batch # 1260686 DEEDQC
04/17/2025 08 20 50 AM 2 pgs
Fees $12 00 Taxes $0 00
20250417-0029259

THIS INSTRUMENT PREPARED BY
Mark Lineberry
Attorney at Law
P O Box 2155
Mount Juliet, TN 37121

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
The Perry Trust 1008 32nd Ave N Nashville, TN 37209	New owner	Parcel ID 092-06-0-272-00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10 00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Joseph L. Perry (the "Grantor"), by these presents does quitclaim, transfer and convey unto The Perry Trust, dated April 1, 2019, Joseph Perry, Trustor and/or Trustee, (the "Grantee"), its successors, and assigns, all of his interest in a certain tract or parcel of Land in Davidson County, Tennessee, as follows

LAND LOCATED IN THE 21 ST COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY. TENNESSEE ON THE WESTERLY MARGIN OF 27 TH AVENUE NORIY, 75 FEET SOUTH OF HERMAN STREET, SAID LAND BEING THE SOUTHERLY ONE HALF OF LOT 14 ON THE PLAN OF LAPSLEY'S SUBDIVISION OF LOT 17 RECORDED IN BOOK 57, PAGE 3 REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED BY CAMPBELL MCRAE & ASSOCIAIES SURVEYING INC. JOHN HOOD TN R L.S # 1838 AS FOLLOWS

BEGINNING AT AN IRON ROD (NEW) ON THE WESTERLY MARGIN OF 27TH AVENUE NORTH, SAID ROD BEING THE SOUTHEAST CORNER OF THE VERLIRIA CROSS LAND (BOOK 7771, PAGE 389 R O D C , TN WHICH IS LOCATED S 10°34`00" E 75 00 FEET FROM THE SOUTHWEST RIGHT OF WAY INTERSECTION OF HERMAN STREET AND SAID 27TH AVENUE NORTH, SAID INTERSECTION BEING FURTHER DESCRIBED AS THE ORIGINAL NORTHEAST CORNER OF LOT 14 ON THE PLAN OF LAPSLEY'S SUBDIVISION OF LOT 17 RECORDED IN BOOK 57, PAGE 3 R O D C TN •, THENCE WITH SAID WESTERLY MARGIN S 10° 34' 00" E 75.00 FEET TO AN IRON ROD (NEW) ON THE NORTHERLY MARGIN OF AN ALLEY THENCE WITH SAID NORTHERLY MARGIN S 78° 20' 00" W 55 25 FEET TO AN IRON ROD (NEW) AT THE SOUTHEAST CORNER OF LOT 13 OF SAID LAPSLEY'S SUBDIVISION WHICH IS OWNED BY JAMES HUNDLEY (BOOK 7392, PAGE 478 R O DC TN) THENCE WITH SAID HUNDLEY & EASTERLY LINE OF SAID LOT 13 N 10°34`00" W 75 00 FEET TO AN IRON ROD (NEW) AT SAID CROSS'S SOUTHWEST CORNER, THENCE WITH SAID CROSSS SOUTHERLY LINE N 78°20`00" E 55 25 FEET TO THE POINT OF BEGINNING CONTAINING 4142 99 SQ FT OR 0 10 ACRES MORE OR LESS.

This being the same property conveyed to Joseph L Perry, by Special Warranty Deed from The Bank of New York Mellon, of record as instrument No 20090113-0003143, in the office of the Register of Deeds, Davidson County, Tennessee.

Said Property is improved property known as 817 27th Avenue, Nashville, TN 37208

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders This instrument was prepared based on information furnished by the parties. The preparer makes no representations or warranties as to the accuracy thereof of the status of the title to the property described herein Said property is conveyed subject to such limitations, restrictions, and encumbrances of record as may affect the premises

IN WITNESS WHEREOF, the undersigned has hereunto subscribed his name on this 14 day of APRIL, 2025.

Joseph L. Perry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Joseph Perry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) the within named bargainor, and acknowledged that he executed the foregoing instrument for the purpose therein contained

WITNESS my hand and official seal on this 14 day of APRIL 2025

ALLEN MCCROSKEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission expires 9-7-26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0 00

AFFIANT

Subscribed and sworn to before me this 14 day of APRIL 2025

ALLEN MCCROSKEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission expires 9-7-26