Karen Johnson Davidson County
Batch# 1285398 DEEDQC
06/17/2025 02:45:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250617-0047696

QUITCLAIM DEED	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 14th day of June, 2025. Notary Public My Commission Expires:

Address New Owners as:	Tax Bill To:	Map / Parcel
Luis Perales and Louis Allan Perales 2427 Antioch Pike, Nashville, TN 37013	**New Owners**	**16204000400**

This instrument was prepared by: Notestine Law Firm, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Mitchell Whitson** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Luis Perales and Louis Allan Perales** (hereinafter referred to as "Grantees") all of his interest in the following described parcel of real estate located in Davidson County, Tennessee.

Property lying in the southeast Davidson County, Tennessee, bounded on the north by UNA/Antioch Pike, on the east by Blue Hole Road, on the south by Mill Creek and property belonging to Peter Curry of record in Deed Book 9867, page 679 and on the west by property belonging to Nell Simpson of record in Deed Book 4162, Page 960 and more specifically described as follows:

Beginning at PK nail on the south margin of UNA Antioch Pike at the intersection of the west margin of Blue Hole Road, the northeast corner of the herein described tract; thence with the west margin of Blue Hole Road

S-20 degrees 02' 56" -W, 86.59' to a nail set in the floor decking, down stream side of the bridge crossing Mill Creek, the southeast corner of the herein described tract and the northeast corner of Curry; thence leaving the margin of Blue Hole Road with Curry's north line and the center of said creek, N-68 degrees 14' 08"-W, 285.99' to a point in the center of Mill Creek, the southwest corner of the herein described tract and the southeast corner of Nell Simpson; thence leaving said creek with Nell Simpson's east line N=24 14' 05"-E, 41.98' to a witness pin and continuing an addition 70.00' for a total distance of 111.98' to an iron pin on the south margin of Una/Antioch Pike, the northwest corner of this tract and the northeast corner of Nell Simpson; thence with the south margin of said pike around a curve to the right with a radius of 5,595.06, a distance of 0.64' to an iron pin, and with a chord bearing S-63 Degrees 13' 48" E, a chord distance of 0.64'; thence S-16 degrees 13' 57" -E, 226.80' to a PK Nail on said south margin, thence around a curve to the left with a radius of 979.74' a distance of 52.30', a chord bearing S-62 degrees 12'10"=E, a chord distance of 52.29' to a PK Nail, the point of beginning and containing of 0.64 acres, more or less, according to a survey by Galyon W. Northcutt, TN RLS #1529, dated December 8, 2000.

This is a new legal description.

Being the same property conveyed to Mitchell Whiston, by Quitclaim Deed from Anna C. Whitson in record of Instrument No. 20071101-0129183, Register's Office for Davidson County, Tennessee.

This property is commonly known as 2417 and 2427 Antioch Pike, Antioch, TN 37013.

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 14th day of June, 2025.

Grantor:

By: Mitchell Whitson

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 14th day of June, in the year 2025, before me the undersigned, personally appeared **Mitchell Whitson**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 14th day of June, 2025.

Notary Public

My Commission Expires:_____

ROBERT J. NOTESTINE III
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 22, 2029
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Robert J. Notestine III, 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 June 14, 2025.

AFFIANT SIGNATURE

June 16, 2025
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 16 day of June, 2025.

NOTARY'S SIGNATURE

My Commission Expires: 1.24.29

Notary's Seal:

