THIS INSTRUMENT PREPARED BY

GLENN S MACBETH, Attorney at Law
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS

Brian Perkerson and Alexandra Perkerson
747 Greeley Dr
Nashville, TN 37205

SEND TAX BILLS TO
NEW OWNERS

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND GATEWAY TITLE SERVICES, LLC, AND ITS ATTORNEYS, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED

The purpose of this deed is to remedy and replace the Quitclaim Deed of record in Instrument No 20250902-0070034, in said Register's Office

QUITCLAIM DEED

(Map 129-12-0, Parcel 079.00)

THIS INSTRUMENT made and entered into on this the 30th day of September, 2025, by and between, **ROSALIE MCCLARD,** ("Grantor"), and **BRIAN PERKERSON AND ALEXANDRA PERKERSON, HUSBAND AND WIFE,** ("Grantee"),

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1 00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transfers, releases, relinquishes, and quitclaims unto Grantee, Grantee's heirs and assigns, all Grantor's right, title and interest in and to the following described real estate, to wit

LAND located in Davidson County, State of Tennessee, being all of Lot No 83, Section 1, Warner Park Valley, according to plat and survey appearing of record in Plat Book 3600, Page 12, 13 and 14, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot

Said Lot No 83 fronts 101 37 feet on the easterly margin of Percy Warner Boulevard and extends back 150 0 feet on the northerly line and 150 0 feet on the southerly line to a dead line in the rear, measuring 98 63 feet theron

BEING the same property conveyed to Thomas J McClard and Rosalie McClard, husband and wife, by Warranty Deed dated February 8, 2016, from Eric Sox, a married man and George Brandt, a married man, recorded February 11, 2016, in Instrument No 20160211-0013186, in the Register's Office of Davidson County, Tennessee The said Thomas J McClard having since died on or about December 29, 2021, leaving subject property vested in Rosalie McClard, as surviving tenant by the entirety (See also Quitclaim Deed dated September 2, 2025, and recorded September 2, 2025, in Instrument No 20250902-0070034, in said Register's Office)

The said Brian Perkerson being one and the same person as Scott Perkerson

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises

THIS is improved property known as 948 Percy Warner Boulevard, Nashville, TN 37205

Karen Johnson
Batch # 1329554
10/02/2025 12 15 PM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20251002-0078578

IN WITNESS WHEREOF, the Grantor has hereunto set his/her signature on this the 30th day of September, 2025

ROSALIE MCCLARD

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rosalie McClard**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal at Nashville, TN, this 30 day of Sept, 2025

Notary Public

My Commission Expires 11-8-2028

ROSE AMBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantees have hereunto set his/her signature on this the 30th day of September, 2025 for the purpose of consenting to this conveyance.

BRIAN PERKERSON
A/K/A SCOTT PERKERSON

ALEXANDRA PERKERSON

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian Perkerson and Alexandra Perkerson**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal at Nashville, TN, this 30 day of Sept, 2025

Notary Public

My Commission Expires 11-8-2028

ROSE AMBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0

Affiant

Sworn to and subscribed before me this 2 day of Oct, 2025

Notary Public

My Commission Expires 11-8-2028

ROSE AMBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No PB-2025-872