Prepared By:
Pillar Title and Escrow, LLC
4205 Hillsboro Road, Suite 210
Nashville, Tennessee 37215

Address New Owner(s)
Brian Perkins and Lauren Perkins
3302 Lealand Lane
Nashville, Tennessee 37204

Send Tax Bills To:
New Owner

Map & Parcel Nos.:
118-09-0-116 00

Karen Johnson
Batch # 1350676
11/25/2025 10 45 57 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251125-0093986

State of Tennessee
County of Davidson

The actual consideration for this transaction is $1 00

AFFIANT

Subscribed and sworn to me this 18th day of November, 2025

Notary Public
My Commission Expires 1/4/27

BENTON SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and 00/100 ($1 00), and other good and valuable consideration, receipt of which is hereby acknowledged **PERKINS MANAGEMENT, A LIMITED LIABILITY COMPANY,** ("Grantor(s)") does hereby quitclaim and convey unto **BRIAN PERKINS AND LAUREN PERKINS, HUSBAND AND WIFE,** ("Grantee(s)"), their heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows

Land in Davidson County, Tennessee, being the Westerly part of Lot No 2 in Noel's Resubdivision of Lots Nos 12 and 13 on the Plan of Noelton not of record, described according to survey made by S R Sanford, Jr Civil Engineer October 25, 1935, as follows

Beginning on the Easterly margin of Lealand Lane, formerly 10th Avenue South, 100 feet South of the Southerly margin of Battlefield Drive, being the corner of Lots Nos 1 and 2, thence with the line between said two lots, Eastwardly 227 8 feet more or less to a point in the Westerly line of the property conveyed to Ollie E Moore and wife, by deed from Isabel Cowan of record in Book 1385, page 679, Register's Office for said County, thence with Moore's Westerly line Southwardly 118 8 feet more or less to a point in the line between Lots Nos 2 and 3, thence with said line, Westwardly 242 4 feet more or less to the Easterly margin of Lealand Lane, thence with said Lane, Northwardly 100 feet to the beginning

Being the same property conveyed to Perkins Management LLC, a Limited Liability Company by Warranty Deed from Ken Allen, Executor, and Mary Jo Allen, Executris, and Teresa Marie Parrish, Executrix of Estate of Beatrice S Hooker of record in Instrument No 20230809-0061648 Register's Office for Davidson County, Tennessee, dated August 08, 2023 and recorded on August 09, 2023

This is improved property known as **3302 LEALAND LANE, NASHVILLE, TENNESSEE 37204**
Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18th day of November, 2025

PERKINS MANAGEMENT, ~~LLC~~

BY _____
BRIAN PERKINS, MEMBER

BY _____
LAUREN PERKINS, MEMBER

State of Tennessee
County of Davidson

On this 18th day of November, 2025, before me personally appeared Brian Perkins, Member for Perkins Management, LLC, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed

Witness my ~~hand~~, at ~~office~~, this 18th day of November, 2025

_____
Notary Public

My Commission Expires 1-4-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

On this 18th day of November, 2025, before me personally appeared Lauren Perkins, Member for Perkins Management, LLC, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed

Witness my ~~hand~~, at ~~office~~, this 18th day of November, 2025

_____
Notary Public

My Commission Expires 1-4-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY