This instrument was prepared by:
David G. Squillante. Esq.
405 Madison Ave., Ste. 1000
Toledo, Ohio 43604

Karen Johnson Davidson County
Batch# 1411528 DEEDQC
04/24/2026 03:57:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260424-0035789

After recording, return to:
David G. Squillante, Trustee
405 Madison Ave., Ste. 1000
Toledo, OH 43604

Send tax bills to:
David G. Squillante, Trustee
405 Madison Ave., Ste. 1000
Toledo, OH 43604

Map/Parcel: **049-00-0-258**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

QUIT-CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **CHECO A. PERRYMAN**, unmarried, hereinafter called the GRANTOR, have bargained and sold and by these presents do transfer and convey unto **DAVID G. SQUILLANTE, TRUSTEE OF THE 3431 KNIGHT DR, WHITES CREEK LAND TRUST**, whose address is 405 Madison Ave., Ste. 1000, Toledo, OH 43604, hereinafter called GRANTEE, and GRANTEE's successors in trust, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT I:

Being located in the 12th Civil District of Davidson County and being a portion of the B. F. Sanders' Lands and more particularly described as follows:

Being Lot No. 10 as shown on an unrecorded Plat dated the 28th day of October 1939, and signed by W. B. Omohundro, Surveyor. Above Lot being Lot No. 10 Sanders Subdivision, Unit No. 1 and described by Metes and Bounds as follows: Starting at a point in the center of Ewing Road, the same being B. F. Sanders North West corner, and running thence with the center of

Ewing Road S. 4 deg. 45' W 450 feet to a point, (the same being point of beginning); thence S 87 deg. 30' E. 170 feet to a point; thence S 4 deg. 45' W. 50 feet to a point; thence N. 87 deg. 30' W. 170 feet to a point in center of Ewing Road; thence N. 4 deg. 45' E. with the center of Ewing Road 50 feet to the point of beginning, the same being a portion of the B. F. Sanders Lands.

TRACT II:

Being located in the 12th Civil District of Davidson County, Tennessee and being a portion of the B. F. Sanders land and more particularly described as follows:

The same fronting on Ewing Road, now known as new Knight Road and lying on the southerly side of Lot No. 10 as shown on an unrecorded plat dated the 28th day of October, 1939 and signed by W. B. Omohundro, Surveyor. Said property herein conveyed is more particularly described by metes and bounds as follows:

Starting at a point in the center of Ewing Road (now known as new Knight Road the same being B. F. Sanders northwest corner and running thence with the center of said Ewing Road (or later known as Knight's Road) south 4 degrees 45 minutes West 500 feet to the point of beginning, said point of beginning being the southwest corner of Lot No. 10 above referred to, which point of beginning is located in the center of Old Ewing Road, now known as Knights Road and running thence south 87 deg. 30 min. east 170 feet to a point; thence south 4 deg. 45 min. west 50 feet to the point; thence 87 deg. 30 min. west 170 feet to a point in the center of Ewing Road (now known as Knights Road); thence north 4 deg. 45 min. east with the center of Ewing Road (now known as Knights Road) 50 feet to the point of beginning; the same being a portion of the D. F. Sanders land.

Being the same property conveyed to Checo A. Perryman by Warranty Deed from Michelle M. Atkinson and husband, Shane Atkinson, of record in Deed Book 11391, page 897, Register's Office for Davidson County, Tennessee.

The above-described property is commonly known as: **3431 Knight Drive, Whites Creek, TN 37189.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEE.

WITNESS my hand this the 22 day of April, 2026.

CHECO A. PERRYMAN, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, CHECO A. PERRYMAN, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 22 day of April, 2026.

CHRIS HOLMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: July 7, 2029

OATH OF CONSIDERATION

The undersigned Affiant, David G. Squillante, hereby does make an Oath that the actual consideration for the subject transaction is zero ($0)

David G. Squillante

STATE OF OHIO }

COUNTY OF LUCAS}ss

Subscribed and sworn to before me this 24th day of April 2026.

Notary Public

NOTARIAL SEAL
STATE OF OHIO

KIMBERLY M. HACKWORTH
Notary Public, State of Ohio
My Commission Expires:
12/27/2027

CERTIFICATE OF AUTHENTICITY

The undersigned, David G. Squillante, hereby does make an Oath that I am a licensed Attorney and the custodian of the original document tendered for recording herewith and this electronic document is a true and exact copy of the original document executed and authenticated in accordance with law on April 22, 2026.

David G. Squillante

STATE OF OHIO }

COUNTY OF LUCAS}ss

Sworn to before me this 24th day of April 2026.

Notary Public

NOTARIAL SEAL STATE OF OHIO

KIMBERLY M. HACKWORTH
Notary Public, State of Ohio
My Commission Expires:
12/27/2027