Karen Johnson Davidson County
Batch# 1427340 DEEDQC
06/02/2026 01:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260602-0049660

Prepared By
Name: Estate House Law, PLLC
Address: 1831 12th Ave S. #399
Nashville
State: TN Zip Code: 37203

After Recording, Mail Document To Owner/Responsible Taxpayer

Name: Sha'terika Perkins
Address: 2950 Baby Ruth Ln #25
Antioch
State: TN Zip Code: 37013

Map and Parcel ID #: 163-11-0E-025-00

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE
Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars ($ 10.00) in hand paid to a Sha'terika Perkins, a single woman, (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Sha'terika A. Perkins, Trustee of the Sha'terika Perkins Revocable Living Trust dated May 29, 2026, and any amendments thereto (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Legal Description Insert:

Land in Davidson County, Tennessee, being Unit No. 25, on the Plan of Final Plat, Timber Trace Townhomes Second Revision of record in Plat at Instrument No. 20020514-0059199, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Zachary J. Fulton, unmarried man by Warranty Deed dated 09/07/2018 from Shalynn M. Massey, an unmarried person of record in Instrument 201809070089075, Register's Office for Davidson County, Tennessee.

This conveyance subject to All matters as set forth per Plat at Instrument 200011220115447, Plat at Instrument 200101040001310, and Plat atInstrument 200205140059199, Master Deed of record in Instrument 200011220115563, Said Master Deed was amended of record in Instrument 200103140024381, Said Master Deed was amended of record in Instrument 200103140024381, Instrument 200205170060761, Easement of record in Book 3765, Page 103, Book 3843, Page 727, Electrical Permit of record in Book 4572, Page 995, Book 4591, Page 552, Easement Agreement Easement of record in Book 8526, Page 362, Easements as contained in Deed of Conveyance of record in Book 9190, Page 480, Book 9190, Page 484, Charter of record in Instrument 200103290030061, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This improved property known as 2950 Baby Ruth Ln. #25, Antioch, TN 37013

Being same property conveyed in Instrument 20211217-0166993

Grantor's Signature

Shaterika Perkins
Grantor's Name

STATE OF Tennessee

COUNTY OF Davidson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sha'terika Perkins whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily on the day the same bears date.

Given under my hand this 29th day of May, 2026

Notary Public

My Commission Expires: 11/8/27

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

I/We hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $10.00.

Affiant

STATE OF Tennessee

COUNTY OF Davidson)

Subscribed and sworn to before me this 29th day of May, 2026

Notary Public
My Commission Expires: 11/8/27

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Tennessee Certification of Electronic Document

I, Katherine Stauffer, 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 5/29/26 (date of document).

Affiant Signature

5/29/26
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 29 day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-9-27

NOTARY'S SEAL

