

Prepared by:  
**Rudy & Partners, PLLC**  
2012 21<sup>st</sup> Avenue South  
Nashville, TN 37212  
615-383-2903

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer, or value of property  
(whichever is greater) is \$0.00.

Affiant

Subscribed and sworn before me this 30 day of

DECEMBER 2019

Notary Public

My Commission Expires: 11/3/2020



**Address of New Owner:**

**Donna D. Perez, et al.**  
3901 Highway 24  
Bourg, LA 70343

**Send Tax Bills to:**

**Same**

**Map & Parcel Numbers:**

**101 035.00**

**QUITCLAIM DEED**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged that:

**PRIORITY FINANCIAL FAMILY LIMITED PARTNERSHIP** (the "Grantor"),

has bargained and sold, and by these presents does transfer and convey, unto:

**LARRY K. DUNN** (as to an undivided 13.60% interest), **DEBORAH J. WINNINGHAM** (as to an undivided 13.60% interest), **DONNA D. PEREZ** (as to an undivided 13.60% interest), **CHRISTINA PEREZ** (as to an undivided 4.60% interest) AND **ROBERT PEREZ, JR.** (as to an undivided 4.60% interest) (the "Grantees"),

their successors and assigns, as to its one-half undivided interest in and to that certain land in White County, State of Tennessee, more particularly described as follows:

Parcel No. 1: Beginning on a steel post located approximately 20 feet East of the center of Cotton Road, said post is the Southwest corner of this described parcel and also a corner for the remainder of the Willard Grogan property, said post is farther located approximately 200 feet North of a sharp curve, thence leaving Grogan and going with the Eastern side of Cotton Road N02-13-46 E 7.88 feet, N03-34-47 E 88.28 feet N06-40-07 E 82.93 feet, N00-08-50 E 114.75 feet and N12-37-39 E 37.33 feet to a steel rod in a drain, thence leaving Cotton Road and going down the center of said drain N 79-45-48 E 52.55 feet, N37-35-16 E 46.62 feet, N61-12-00 E 69.10 feet and N61-34-12 E 103.74 feet to a point where said drain intersects the Southern and/or Western bank of the Calfkiller River, thence leaving said drain and going down the Calfkiller River along it's Southern bank S51-01-56 E 51.18 feet, S32-04-09 E 96.42 feet, S21-00-50 E 55.15 feet, S38-39-57 E 91.20 feet, S46-17-58 E 111.89 feet, S60-45-46 E 88.71 feet and S66-19-30 E 113.02 feet to an ironwood marking the Northeast corner of this described parcel, thence leaving said river and going with the remainder of the Willard Grogan property S25-16-

**EARL W. JONES, JR.**

**ASSESSOR OF PROPERTY**

3 101 101 35.00  
DI MAP GP C-MAP PARCEL

**COMPLETE SPLIT**

36 W 174.64 feet to a steel post and N80-30-57 W 619.28 feet to the beginning containing 5.02 acres as surveyed by the David H. Bradley - Land Surveying Company R.L.S. #1137 on 18 December, 1996..

This property is all or a portion of that listed on Tax Map 101, Parcel 35.00.

This property has not been surveyed. The above description was taken from the previous and last warranty deed.

Being the same property conveyed to Eugene J. Dunn and Deborah J. Winningham, tenants in common with right of survivorship, by Warranty Deed from Christine Grogan, of record in Book RB27, Page 49, in the Register's Office for White County, Tennessee. Further being the same property conveyed to Priority Financial Family Limited Partnership by Quitclaim Deed from Eugene J. Dunn, as to his one-half undivided interest, of record in Book RB123, Page 908, in the Register's Office for White County, Tennessee. The said Priority Financial Family Limited Partnership being in the process of dissolution, the Grantor herein does hereby execute this deed to convey its interest in said property to the individual Partners of the Priority Financial Family Limited Partnership. Upon execution of this Deed, title to said property shall be held by the Grantees in the following percentages: LARRY K. DUNN (as to an undivided 13.60% interest), DEBORAH J. WINNINGHAM (as to an undivided 63.60% interest), DONNA D. PEREZ (as to an undivided 13.60% interest), CHRISTINA PEREZ (as to an undivided 4.60% interest) AND ROBERT PEREZ, JR. (as to an undivided 4.60% interest).

This is improved property known as: 0 Cotton Rd, Sparta, Tennessee 38583.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30 day of December, 2019.

**BK/PG: RB447/749-750  
20000123**

2 PGS:AL-QUITCLAIM DEED
MONICA BATCH: 58606 01/10/2020 - 09:35:00 AM
VALUE 0.00
MORTGAGE TAX 0.00
TRANSFER TAX 0.00
RECORDING FEE 10.00
ARCHIVE FEE 0.00
DP FEE 2.00
REGISTER'S FEE 0.00
<b>TOTAL AMOUNT 12.00</b>

STATE OF TENNESSEE, WHITE COUNTY  
**MARTHA BUMBALOUGH**  
REGISTER OF DEEDS

PRIORITY FINANCIAL FAMILY LIMITED PARTNERSHIP

By: Donna D. Perez, General Partner  
Donna D. Perez, General Partner

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donna D. Perez, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she is the General Partner of Priority Financial Family Limited Partnership, the maker, that she is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that she executed the within instrument on behalf of the maker, for the purposes therein contained

Witness my hand and official seal, this the 30 day of December, 2019.

Michael R. Griffin  
Notary Public

My Commission Expires: 03/03/2020

