Davidson County DEEDQC
Recvd: 08/19/16 15:12 5 pgs
Fees:27.00 Taxes:0.00
20160819-0087177

THIS INSTRUMENT PREPARED BY:
April MacIntyre
Curphey & Badger PA
25400 US Highway 19 North, Suite 236
Clearwater, Florida 33763

QUIT CLAIM DEED

Return To:

New Owner(S) Address &
Mail Tax Statements To:
Jason Gabbard and Tamara Gabbard
8532 Calistoga Way
Brentwood, TN 37027

Property Tax ID#: 181 14 0A 118.00
File #: FNTGI-101247234-140065-CJ

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, TAMARA GABBARD f/k/a TAMARA V. SHERILL, a married woman, who acquired title as an unmarried woman, herein joined by her spouse JASON GABBARD, as Grantor, hereby convey all rights, titles and interests that we may have in to JASON GABBARD and wife TAMARA GABBARD, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 181 14 0A 118.00
Property Address: 8532 Calistoga Way, Brentwood, TN 37027

Prior Deed recorded 03/06/2007 in Instrument 20070306-0027519, Davidson County Court Clerk's Office.

Witness our hands this the 10th day of August, 2016.

Tamara Gabbard

Tamara V. Sherill

TAMARA GABBARD f/k/a
~~TAMATA V. SHERILL~~ Tamara V. Sherrill

JASON GABBARD

STATE OF TN }

COUNTY OF Williamson } Tamara V. Sherrill

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by TAMARA GABBARD f/k/a ~~TAMATA V. SHERIL~~L and , the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 10th day of August, 2016.

Notary Public
My Commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

We hereby swear or affirm that to the best of our knowledge, information and belief that actual consideration for the transfer is $0.00.

Tamara Gabbard f/k/a
Tamara V. Sherill

TAMARA GABBARD f/k/a
~~TAMATA V. SHERILL~~ Tamara V. Sherrill

JASON GABBARD

Subscribed and sworn to before me this the 10th day of August, 2016.

Notary
My Commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

ALL-PURPOSE ACKNOWLEDGMENT

State of TN

County of Williamson

On August 10, 2016 (DATE) before me, Bryant L Grantham (NAME OF NOTARY PUBLIC)

personally appeared Jason Gabbard (NAME(S) OF SIGNER(S))

personally known to me OR proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WITNESS my hand and official seal.

Place Notary Seal or Stamp Here

Expi 7-24-2017

SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

DESCRIPTION OF ATTACHED DOCUMENT

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 172 ON THE PLAN OF THE VILLAS AT CONCORD PLACE, PHASE 3 AS SHOWN ON EXHIBIT A1 TO THE SECOND SUPPLEMENTAL DECLARATION TO DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR THE VILLAS AT CONCORD PLACE OF RECORD IN INSTRUMENT NO. 20060731-0092350, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

Parcel ID: 181 14 0A 118.00

Commonly known as 8532 Calistoga Way, Brentwood, TN 37027
However, by showing this address no additional coverage is provided

BEING THE SAME PROPERTY CONVEYED TO **TAMARA V. SHERILL** BY DEED RECORDED ON **March 6, 2007** IN **Instrument: 20070306-0027519.**

True Copy Certification

I, Joseph Luis Prado, Jr., do hereby make oath that I am licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

Printed Name: Joseph Luis Prado, Jr.

State of California

County of Orange

Personally appeared before me, T. House a notary public for this county and state, Joseph Luis Prado, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-3-19

Notary Seal:

T. HOUSE
Commission # 2096091
Notary Public - California
Los Angeles County
My Comm. Expires Feb 3, 2019