After Recording Return to:

American Premier
2530 Red Hill Ave, Suite 110
Santa Ana, CA 92705

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Bill Garrett Davidson County
Batch# 60303 DEEDQC
02/20/2018 11:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180220-0015906

Map & Parcel:
181 01 0A 122.00
APLS1094122

QUITCLAIM DEED

{Exempt from Taxation Pursuant to T. C. A § 67-4-409 (3) (A) (i) }
[this deed is being executed to update marital status and add spouse to title]

New Owner/ Property Being Conveyed
Brian Todd Gadsey
Margaret Gadsey
6729 Sugar Hill Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 30th day of January, 2018, between MARGARET GADSEY, formerly known as Margaret Amy Burns, a now married woman, joined by her spouse BRIAN TODD GADSEY, residing at 6729 Sugar Hill Drive, Nashville, TN 37211 collectively hereinafter referred to as "**Party of the First Part**" and BRIAN TODD GADSEY and MARGARET GADSEY, husband and wife, as tenants by the entireties, collectively hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT-CLAIMED, and, do hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

Situated in Davidson County, State of Tennessee and being further bounded and described as follows:

BEING LOT NO. 176 ON THE PLAN OF SUGAR VALLEY, SECTION FOUR, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT 20000523-0051444, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO ALL TERMS AND PROVISIONS OF THE RESTRICTIONS AND BY-LAWS OF RECORD IN BOOK 11069, PAGE 14; INSTRUMENT 20000523-0051637; INSTRUMENT 20030708-0093637; AND BOOK 11069, PAGE 24, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN INSTRUMENT 20000523-0051444; AND (2) EASEMENT FOR INGRESS AND EGRESS OF RECORD IN BOOK 5674, PAGE 863 AND SANITARY SEWER EASEMENT OF RECORD IN BOOK 9487, PAGE 901 AND BOOK 9343, PAGE 202, SAID REGISTER'S OFFICE.

FURTHERMORE SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO MARGARET AMY BURNS, BY WARRANTY DEED FROM MARY N. CURTSINGER, UNMARRIED, RECORDED AUGUST 29, 2005, AS INSTRUMENT NO. 20050829-0103167, IN DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 6729 Sugar Hill Drive, Nashville, TN 37211
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

MARGARET GADSEY
formerly known as Margaret Amy Burns

BRIAN TODD GADSEY

STATE OF TENNESSEE } **COUNTY OF** Williamson }

On this 30th day of January, 2018, before me personally appeared **MARGARET GADSEY**, formerly known as Margaret Amy Burns and **BRIAN TODD GADSEY**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

LEIGH S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public My Commission Expires: 7/27/20

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $**0.00**

MARGARET GADSEY
formerly known as Margaret Amy Burns

BRIAN TODD GADSEY

Subscribed and sworn to before me this 30th day of January, 2018.

LEIGH S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public My Commission Expires: 7/27/20

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, Jen Ulieger, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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

State of California

County of Orange

Personally appeared before me, Patrice Jobin, a notary public for this county and
Notary's Name

state, Jen Ulieger, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: Dec. 29 2020

NOTARY'S SEAL

PATRICE JOBIN
COMM. # 2174218
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. DEC. 29, 2020