# QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 79348 DEEDQC
04/10/2018 12:41:07 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180410-0033735

J-WF-18-1908A-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF ~~MARCH,~~ April 2018.

Notary Public

MY COMMISSION EXPIRES: 10-7-19 (AFFIX SEAL)

ALISON RODGERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Jerome Oglesby** | **New Owner** | |
| (NAME) | (NAME) | **081-07-3A-001.00** |
| **9548 Sanctuary Pl.** | | |
| (ADDRESS) | (ADDRESS) | |
| **Brentwood, TN 37027** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GILMORE OGLESBY ASSOCIATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEROME OGLESBY AND JOAN OGLESBY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Units A and B, 1908 14TH AVENUE NORTH, as established under Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20161207-0128304, in the Register's Office, DAVIDSON County, Tennessee, to which deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to Gilmore Oglesby Associates, LLC, a Tennessee Limited Liability Company, by Warranty Deed from The Estate of Mark Driver, Dickson County Probate Docket No. 08-16-097-P, Brandon Driver, Bridgitte Nicole Brantley, Joan Oglesby, and Kristie Dawn Driver, of record in Instrument No. 20161014-0108690, in the Register's Office of Davidson County, Tennessee, dated October 13, 2016 and recorded on October 14, 2016.

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2018 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W. S. Settles Subdivision of Lot No. 7, Woodard Plan, as recorded in Plat Book 57, Page(s) 132, in the Register's Office of Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20161207-0128304, in the Register's Office of Davidson County, Tennessee.
- Charter on 1908 14th Avenue North Townhomes Homeowners Association, Inc. of record at Instrument No. 20161213-0130319, in the Register's Office of Davidson County, Tennessee.
- Notice of Completion of record at Instrument No. 20170721-0073951, in the Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1908 A and B 14th Ave N, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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/our hand(s) this the 9 DAY OF ~~MARCH~~ April, 2018.

Gilmore Oglesby Associates, LLC, a Tennessee Limited Liability Company

BY: _____
Jerome Oglesby
Member

BY: _____
Joan Oglesby
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEROME OGLESBY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of GILMORE OGLESBY ASSOCIATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9 of ~~March~~ April, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOAN OGLESBY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of GILMORE OGLESBY ASSOCIATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9 of ~~March~~ April, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 0[illegible]

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212