After Recording Return to:

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# 123987 **DEEDQC**
08/02/2018 10:25:07 AM 3 pgs
Fees: $17.00 Taxes: $0.00



20180802-0075695

Map & Parcel:
134 00 0 122.00

QUITCLAIM DEED

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

New Owner/ Property Being Conveyed
Mark Wayne Gilbert
1248 Antioch Pike
Nashville, TN 37211

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 24th day of July, 2018, between MARK WAYNE GILBERT, also known as Mark W. Gilbert and wife, JILL L. GILBERT, residing at 1248 Antioch Pike, Nashville, TN 37211, collectively hereinafter referred to as "**Party of the First Part**" and MARK WAYNE GILBERT, a married man as his separate property, residing at 1248 Antioch Pike, Nashville, TN 37211, 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:

LAND LYING IN THE 28TH COUNCILMAN DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING BOUND ON THE SOUTH BY THE NORTHERLY RIGHT-OF-WAY LINE OF ANTIOCH PIKE, ON THE WEST BY THE PROPERTY OF LOWELL T. STREET, ET UX, OF RECORD IN BOOK 7368, PAGE

463, REGISTER'S OFFICE FOR SAID COUNTY, ON THE NORTH BY THE PROPERTY OF GEORGE REALTY, L.L.C., OF RECORD IN INSTRUMENT NO. 20060103-0000648, SAID REGISTER'S OFFICE, AND ON THE EAST BY THE PROPERTY OF ALI M. ZALFAGHARI, OF RECORD IN INSTRUMENT NO. 20060127-0010858, SAID REGISTER'S OFFICE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A BOUNDARY AND TOPOGRAPHIC SURVEY DATED MARCH 12, 2006 AND PREPARED BY STANLEY K. DRAPER, TENNESSEE REGISTERED LAND SURVEYOR, NO. 2389, AS FOLLOWS:

BEGINNING AT AN IRON PIN (NEW) IN THE NORTHERLY RIGHT-OF-WAY LINE OF ANTIOCH PIKE, BEING A COMMON CORNER WITH SAID ZALFAGHARI PROPERTY; THENCE WITH SAID RIGHT-OF-WAY LINE, A CURVE TO THE LEFT HAVING A CENTRALANGLE OF 02 DEGREES 22 MINUTES 09 SECONDS, A RADIUS OF 1934.86', CHORD BEARING AND DISTANCE, N 45 DEGREES 54 MINUTES 58 SECONDS W, 80.00', ALONG AN ARC LENGTH OF 80.00 FEET TO AN IRON PIN (NEW), BEING THE SOUTHEASTERLY CORNER OF THE STREET PROPERTY; THENCE WITH SAID STREET PROPERTY, N 33 DEGREES 55 MINUTES 40 SECONDS E, 150.00 FEET TO AN IRON PIN (OLD), BEING A POINT IN THE SOUTHERLY LINE OF SAID GEORGE REALTY PROPERTY; THENCE WITH SAID PROPERTY, S 45 DEGREES 55 MINUTES 00 SECONDS E, 80.00 FEET TO AN IRON PIN (OLD), THE NORTHWESTERLY CORNER OF SAID ZALFAGHARI PROPERTY; THENCE S 33 DEGREES 55 MINUTES 46 SECONDS W, 150.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO MARK W. GILBERT AND WIFE, JILL L. GILBERT BY SPECIAL WARRANTY DEED FROM JAMES PHILLIP HOLLAND AND WIFE, DONNA HOLLAND, AS TO HIS FORTY PERCENT (40%) UNDIVIDED INTEREST, RECORDED 04/18/2012, AS INSTRUMENT NO. 20120418-0033006, IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 1248 Antioch Pike, Nashville, TN 37211
The legal description was obtained from a previously recorded instrument.

The remainder of this page has been intentionally left blank.

Signature page to follow.

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

***Jill L. Gilbert**, executes this deed with the acknowledgement that the purpose of this instrument is to convey any interest marital or otherwise that she may have in the property and also acknowledges the receipt of sufficient consideration for the execution of this instrument and WAIVES any defense to the enforcement of this instrument based upon the lack or inadequacy of consideration.*

Mark Wayne Gilbert
MARK WAYNE GILBERT,
also known as Mark W. Gilbert

Jill L. Gilbert
JILL L. GILBERT

STATE OF TENNESSEE } **COUNTY OF** WILSON }

On this 24th day of July, 2018, before me personally appeared **MARK WAYNE GILBERT**, also known as Mark W. Gilbert and **JILL L. GILBERT**, 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.

NOTARY PUBLIC

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

My Commission Expires: 6/18/2022

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.00.

Mark Wayne Gilbert
MARK WAYNE GILBERT,
also known as Mark W. Gilbert

Jill L. Gilbert
JILL L. GILBERT

Subscribed and sworn to before me this 24th day of July, 2018.

NOTARY PUBLIC

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

My Commission Expires: 6/18/2022

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.