Karen Y Johnson Davidson County
Batch# 167959 DEEDQC
11/28/2018 01:13:15 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20181128-0116063

This Instrument Was Prepared By:

Anthony M. Avery, Attorney At Law
The Walnut Building
Suite # 304
706 Walnut Street
Knoxville, Tennessee 37902

QUIT-CLAIM DEED

THIS INDENTURE, made this _____ day of November, 2018, between **DARREN GALLO,** of Sumner County, Tennessee, hereinafter known as the Grantor, and **TRACY R. ODEN** of Sumner County, Tennessee, hereinafter known as the Grantee.

WITNESSETH:

THAT THE SAID GRANTOR for and in consideration of the sum of One Dollar cash in hand paid, and other good and valuable consideration, to him paid by the Grantee, the receipt of which is hereby acknowledged, has this day bargained, sold, remised, released and **QUIT CLAIMED**, and does hereby bargain, sell, remise, release and **QUIT CLAIM** unto **TRACY R. ODEN,** Grantee, any and all interests he may have, in Fee Simple Absolute forever, in and to the following described improved real property, to-wit:

SITUATED in Davidson County, State of Tennessee, a certain parcel more particularly described as follows:

A certain Condominium Unit described as follows: Unit No. 129, in a Horizontal Property Regime as shown on the Condominium Site Plan of Brooke Castle Condominiums, as shown in Plat Book 6250, Page 627, as revised in Book 6250, Page 691, amended in Book 6680, Page 905, and re-recorded in Book 6727, Page 762, all of which are of record in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

THIS CONVEYANCE IS SUBJECT to all terms and provisions of the Master Deed, Restrictions and By-Laws, of record in Book 6519, Page 747 and Book 6519, Page 768, all of which are of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS ALSO SUBJECT to all matters appearing on the Plan of record at Plat Book 6250, Page 627, as amended in Book 6680, Page 905, as re-recorded in Book 6727, Page 762, and amended in Book 6250, Page 691, all of which are of record in the Register's Office for Davidson County, Tennessee.

The source of the above legal description of real property herein conveyed is not the same as a previous conveyance of record at Instrument No. 20011030-0118007 in the Register's Office for Davidson County, Tennessee, as various mistakes and omissions have been cured in this instrument.

THIS BEING THE SAME REAL PROPERTY conveyed to Jack A. Gallo, an unmarried man, from Leroy Grace, Jr. and wife, Roxanne Grace, by Warranty Deed dated October1, 2001, and of record at Instrument No.20011030-0118007 in the Register's Office for Davidson County, Tennessee.

THIS ALSO BEING THE SAME REAL PROPERTY conveyed to Leroy Grace, Jr. by Bharat K. Desai and wife, Dhruman B. Desai, by Deed in 1996 and of record in Deed Book 9964, Page 130, in the Register's Office for Davidson County, Tennessee.

AND THIS ALSO BEING THE SAME REAL PROPERTY conveyed to Bharat K. Desai and wife, Dhruman B. Desai, from the Secretary for Housing and Urban Development by Deed in1989 and of record in Deed Book 7901, Page 892, in the Register's Office for Davidson County, Tennessee.

Jack A. Gallo is now deceased, having died intestate on October 16, 2017, leaving as his Heirs-At-Law his Son, Darren Gallo of Sumner County, Tennessee, the Grantor herein, and his Daughter, Tracy R. Oden of Sumner County, Tennessee, the Grantee herein, each being vested with an One-Half Undivided Interest as a Tenant In Common in Fee Simple Absolute.. See that certain Affidavit Of Heirship by Affiant, Michael Shane Oden, and of record at Instrument No 20181128-0116062 in the Register's Office for Davidson County, Tennessee.

and all the estate, right, title and interest of the Grantor therein, with the hereditaments and appurtenances appertaining, of record or otherwise, that may belong or inure to the benefit of the Grantor, hereby releasing all claims therein unto the said **TRACY R. ODEN** in Fee Simple Absolute, her heirs and assigns forever, in the above-described improved real property shown hereinabove.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed this the day and date first above written.

Darren Gallo

DARREN GALLO

Tax Parcel No. 075 08 0A 030.00

STATE OF TENNESSEE

COUNTY OF SUMNER

On this the 19th day of November, 2018, before me personally appeared DARREN GALLO, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

NOTARY PUBLIC

My Commission Expires:

5/21/23

MICAH R JENT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE

COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0.

Darren Gallo

Sworn to and subscribed before me, this the 19th day of November, 2018.

NOTARY PUBLIC

My Commission Expires:

5/21/23

MICAH R JENT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Person responsible for payment of taxes:

Tracy R. Oden
136 Camp Creek Circle
Hendersonville, Tennessee 37075

Property Owner and Address:

Tracy R. Oden
136 Camp Creek Circle
Hendersonville, Tennessee 37075