QUITCLAIM DEED

Karen Y Johnson Davidson County
Batch# 174989 **DEEDQC**
12/17/2018 03:04:41 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20181217-0122547

B-CG-18-492

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 10 DAY OF Dec, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

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)
Christopher Gardner	**New owner**	
(NAME)	(NAME)	**105-11-0G-001.00-CO**
492 Southgate Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **ALICIA GARDNER, CHRISTOPHER GARDNER AND MARK GARDNER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER GARDNER, AN UNMARRIED MAN,** 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:

Land in Davidson County, Tennessee, being Unit A, as shown in the Declaration of Covenants, Conditions and Restrictions for 155 Rains Avenue Townhomes of record in Instrument Number 20140430-0036186, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alicia Gardner and husband, Christopher Gardner and Mark Gardner, married by Warranty deed from Ewing Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20141226-0118100 Register's Office for Davidson County, Tennessee, dated December 22, 2014 and recorded on December 26, 2014. Alicia Garnder and Christopher Gardner, having since divorced as evidenced by Final Decree of record in Case No. 18D-127, filed November 20, 2018, in the Fourth Circuit Court for Davidson County, Tennessee. Said property is not and has never been the primary marital residence for Mark Gardner.

This is **improved** property known as: **492 Southgate Ave., Nashville, Tennessee 37203**.

Witness my/our hand(s) this the 10 day of December, 2018.

Christopher Gardner
Christopher Gardner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER GARDNER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of December, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Witness my/our hand(s) this the 14 day of Dec, 2018.

Mark Gardner

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK GARDNER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of December, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

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

Witness my/our hand(s) this the 14th day of December, 2018.

Alicia Gardner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALICIA GARDNER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of December, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

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