Karen Johnson Davidson County
Batch# 184003 DEEDQC
01/15/2019 02:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190115-0004227

THIS INSTRUMENT PREPARED BY:
Burkhalter & Ryan, PC
P O Box 40948
Nashville, Tennessee 37204

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this 9 day of May, 2018, at Nashville, Tennessee.

Notary Public

My commission expires: 11/8/21

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO: same as owner	MAP/PARCEL: Map Group Parcel

FOR AND IN CONSIDERATION OF One Dollar, cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration Jeffrey E. Gardner, by these presents does hereby quitclaim and convey unto Sarah Gail Gardner, her successors and/or assigns, all rights and interests that he might have in the following described tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

See Attachment A for complete legal description.

This is improved property known as

This is inherited property and has never been used as a homestead by Grantor.

IN WITNESS WHEREOF Grantor has hereunto set his hand on this the 9th day of May, 2018.

Jeffrey E. Gardner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey E. Gardner with whom I am personally acquainted, and who upon oath acknowledged that he did execute the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of May, 2018.

Notary Public

(notary seal)

JAN M. DANFORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-2-2022

EXHIBIT "A"
Property Description

Land lying in Davidson County, Tennessee, being Lot 44 on the second revised Plan of Valley View Subdivision, Section 1, of record in Book 2331, Page 113 in the Register's Office for Davidson County, Tennessee.

Said Lot 44 fronts 57 feet on the southerly margin of Lookout Dr. and runs back between lines 104.6 feet on the westerly line and 99.82 feet on the easterly line to a broken rear line on which it measures 57.8 feet.

Being the same property conveyed to Walter Eugene Gardner and wife, Lillie Bell Gardner by Warranty Deed from Valley View Homes, Inc. dated April 9th 1957 and recorded April 10th 1957 in Book 361, Page 2643 said Register's Office, Davidson County, Tennessee.

201901150004227

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the 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 Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212