AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL180051092LD

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 163 02 0 096.00

Karen Johnson Davidson County
Batch# 184368 DEEDQC
01/16/2019 10:12:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190116-0004448

QUIT CLAIM DEED

THIS DEED made and entered into on this 8th day of Jan, 2019, by and between **Debra Ann Gilbert, a married woman, who acquired title as an unmarried woman, joined in execution by her spouse, Richard K. Gilbert**, a mailing address of 5136 Highlander Dr., Antioch, TN 37013, hereinafter referred to as Grantor(s) and **Debra Ann Gilbert and Richard K. Gilbert, wife and husband, as tenants by the entirety**, a mailing address of 5136 Highlander Dr., Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 5136 Highlander Dr., Antioch, TN 37013

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number: 20021118-0142808, recorded on 11/18/2002 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Debra Ann Gilbert

Richard K. Gilbert

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **Debra Ann Gilbert and Richard K. Gilbert**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Antioch, TN, this 8th day of January, 2019.

Notary Public
My Commission expires: Nov. 8, 2021

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV.8, 2021

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

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

Debra Ann Gilbert
Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 8th day of Jan, 2019.

Karen R. Campbell
Notary Public
My Commission Expires: Nov. 8, 2021

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV.8, 2021

Name and address for person(s) responsible for taxes:

Debra Ann Gilbert and Richard K. Gilbert
5136 Highlander Dr.
Antioch, TN 37013

Name and address of property owner:

Debra Ann Gilbert and Richard K. Gilbert
5136 Highlander Dr.
Antioch, TN 37013

LEGAL DESCRIPTION

The following land located in the County of Davidson, State of Tennessee, to wit:

BEING Lot No. 147 on the plan of Hickory Highland Place, Section Two (2), Phase Three (3) and recorded in Instrument No. 20020812-0096961, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Tax ID/APN#: 163 02 0 096.00

True Copy Certification

I, Lauren Murray, 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.

Lauren Murray

Signature

State of New York

County of Orleans

Personally appeared before me, Christopher Reynolds, a notary public for this county and state, Lauren Murray 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:
03/17/2019

Notary' Seal (if on paper)

CHRISTOPHER REYNOLDS
Notary Public, State of New York
No. 01RE5074576
Qualified in Orleans County
Commission Expires on March 17, 2019