This instrument was prepared by:

Benjamin Lewis, Attorney
McCarter | East PLLC
316 West Main Street
Murfreesboro, TN 37130

STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

_____
Affiant
Subscribed and sworn to before me this ___ day of _____, 2019.

_____
Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 8
_____, Affiant
Subscribed and sworn before me this the
26 Day of July, 2019.
P. Wilson, Deputy Register

Name and Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers Account Number:
Lindsay Ann Wirth 317 Verbena Drive Nashville, TN 37211	**Same**	**133-15-0-005.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and in satisfaction of a Final Decree of Divorce from the Fourth Circuit Court of Davidson County, Tennessee in case number 19D286, the receipt and adequacy of which is hereby acknowledged, **GARETH WILLIAM GILL, an unmarried man**, hereinafter called **Grantor**, has bargained and sold and does hereby convey, remise, release and forever Quitclaim all right, title and interest in said parcel of land unto **LINDSAY ANN WIRTH, an unmarried woman**, hereinafter called **Grantee,** her successors, heirs and assigns. Said parcel of land located in Davidson County, Tennessee, and being described as follows, to-wit:

BEING all of Lot No. 52, as shown on the map entitled Highview Acres, according to plat and survey appearing of record in Plat Book 2331, Page 52, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Lindsay A. Wirth and Gareth Gill, husband and wife, by Quitclaim Deed from Lindsay A. Wirth, dated April 1, 2016, and recorded on April 4, 2016, appearing of record in Instrument No. 20160404-0031933, in the Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Lindsay A. Wirth, unmarried, by Warranty Deed from Brandy D. Austin, unmarried, recorded on April 2, 2014, appearing of record in Instrument No. 20140402-0027187, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 262717 DEEDQC
07/26/2019 01:11:51 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190726-0073887

THIS conveyance is made subject to (1) all applicable zoning ordinances; (2) utility, sewer, drainage and other easements of record; (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easement of record; (4) building restrictions; and (5) any and all other matters of public record in the Register's Office for Davidson County, Tennessee.

Preparer's Disclaimer: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties.

This is improved property known as **317 Verbena Drive, Nashville, Tennessee 37211**.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this the 18th day of July, 2019.

Gareth Gill
GARETH WILLIAM GILL

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **GARETH WILLIAM GILL**, the bargainor, with whom I am personally acquainted (or who proved upon satisfactory evidence) and who acknowledged that he executed the foregoing QUITCLAIM DEED instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Nashville, Tennessee this 18th day of July, 2019.

NOTARY PUBLIC

IRIS X GOMEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: July 5, 2021