Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information
supplied by the parties

Karen Johnson Davidson County
Batch# 281752 DEEDQC
09/06/2019 09:14:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190906-0090036

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Kelly Tronzo
4705 Elkins Avenue
Nashville, TN 37209

Send Tax Bills To:
New Owner

Map and Parcel No.
09115034600

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Charles Bryan Gobbell** ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Kelly Tronzo** ("Grantee"), all of his interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 604 and the Easterly 5 feet of Lot No. 606, of Block 27 on the Plan of Charlotte Park Company's First Addition, as of record in Book 57, Page 103, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to **Charles Bryan Gobbell, unmarried, and Kelly Tronzo, unmarried, as tenants in common with right of survivorship**, by Warranty Deed dated April 18, 2018, from **BCE Properties, LLC**, recorded in Instrument No. 20180424-0038653, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) All restrictions of record; 2) All easements of record; 3) All visible easements; 4) All matters appearing on the plan of record; 5) All applicable governmental and zoning regulations.

This is improved property known as: **4705 Elkins Avenue, Nashville, TN 37209.**

(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 28 day of August 2019.

Charles Bryan Gobbell

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 **Charles Bryan Gobbell**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28 day of August 2019.

Notary Public

My Commission Expires:
07-09-2022

AJ REED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2022

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 28 day of August 2019.

Notary Public

My Commission Expires:
07-09-2022

AJ REED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2022