Karen Johnson Davidson County
Batch# 294507 DEEDQC
10/02/2019 08:57:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191002-0100367

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, TN 37205** *No title search was performed in the preparation of this quitclaim deed.*	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 27th day of September 2019. Notary Public My Commission Expires:

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

QUITCLAIM DEED

Address New Owner: Andrew Gardella and Kimberly Gardella 3621 Valley Vista Road Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: 104-13-0-204.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Patricia E. Denton and Constance A. Sinclair,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Andrew Gardella and Kimberly Gardella, husband and wife,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 15, Block B, as shown on the map entitled Bellwood, of record in Plat Book 547, Page(s) 149-150, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Patricia E. Denton, as to a 62.82% undivided interest, and Hoyt H. Denton, as to a 32.18% undivided interest, as tenants in common by Warranty Deed from Constance A. Sinclair, recorded on the 4th day of March, 2004 in Instrument No. 20040304-0024857, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Andrew Gardella and Kimberly Gardella, husband and wife by Warranty Deed from Patricia E. Denton, as to a 62.18% undivided interest, and Hoyt H. Denton, as to a 32.18% undivided interest, as tenants in common recorded on the 27th day of June 2019 in Instrument No. 20190627-0062439, in the Register's Office of Davidson County, Tennessee.

The purpose of this quitclaim deed is for Constance A. Sinclair and Patricia E. Denton to convey any and all interest they retained in the subject property as a result of typographical errors on the percentages allocated to Grantors in prior deeds.

Being also known as 3621 Valley Vista Road Nashville, TN 37205.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2019 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of August 2019.

Constance A. Sinclair

Constance A. Sinclair

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Constance A. Sinclair**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of August 2019.

MELISSA D. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8 2022

Melissa D. Harris

Notary Public
My Commission Expires: 11/08/2022

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of September 2019.

Patricia E. Denton

Patricia E. Denton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Patricia E. Denton**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27th day of September, 2019.

Virginia Anderson

Notary Public
My Commission Expires:

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021