Karen Johnson Davidson County
Batch# 296041 DEEDQC
10/04/2019 09:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191004-0101656

Name and Address of New Owner:
Adam S. Gatchel and Jamie A. Gatchel
357 Glenrose Avenue
Nashville, TN 37210

Send Tax Bills To:
Adam S. Gatchel and Jamie A. Gatchel
357 Glenrose Avenue
Nashville, TN 37210

This Instrument Prepared By:
Taylor Grills, Atty
Tennessee Title Services LLC
7000 Executive Center Dr., Ste 290
Brentwood, TN 37027
File MQ19-0310

Map & Parcel: 119-01-0-032.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jed D. Holmes and Carolyn S. Holmes, husband and wife,** "the Grantor," convey all their rights, title and intersts and quitclaim unto **Adam S. Gatchel and Jamie A. Gatchel, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 17 and the Northerly 20 feet of Lot 21, on the Map of the Subdivision of the G. P. Rose Property, as of record in Book 547, Page 74, Register's Office for Davidson County, Tennessee, fronting 53 feet on the Southerly side of Glenrose Avenue, and together with the Northerly part of Lot No. 21 runs back between parallel lines 190 feet to a dead line.

Being the same property conveyed to Adam S. Gatchel and wife, Jamie A. Gatchel and Jed D. Holmes, married by Warranty deed from MTLC Properties, LLC of record in Instrument No. 20120807-0070183 Register's Office for Davidson County, Tennessee, dated August 03, 2012 and recorded on August 07, 2012.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor(s) have executed this Deed on the 19 day of September, 2019.

Jed D. Holmes

Carolyn S. Holmes

STATE OF Kansas)
)
COUNTY OF Sedgwick)

Personally appeared before me, a Notary Public in and for said State and County, Jed D. Holmes and Carolyn S. Holmes, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 19 day of September, 2019.

Susan Kay Glenn
Notary Public
My commission expires: 5.21.2021

SUSAN KAY GLENN
Notary Public - State of Kansas
My Appt. Expires 5.21.21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
19 day of September, 2019

Notary Public
My commission expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

File # MQ19-0310

201910040101656

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)