This instrument prepared by:
LAW OFFICE OF TONI WAYNICK RUTGERSON
200 Nashboro Blvd
P.O. Box 17116
Nashville, TN 37217
(615) 885-5707

Karen Johnson Davidson County
Batch# 297331 DEEDQC
10/07/2019 01:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191007-0102618

ADDRESS OF NEW OWNER:
Victor N. Gregory, Jr.
120 Jacksonian Drive
Hermitage, TN 37076

SEND TAX BILL TO:
To New Owner

MAP & PARCEL:
074 04 0 024.00

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE PREPARER SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **RAYMOND S. GREGORY,** for and in consideration of ten and 00/100 ($10.00) Dollars, the receipt of which is acknowledged, do hereby quitclaim, grant and convey unto **VICTOR NORMAN GREGORY, JR.**, all right, title and interest owned by the undersigned in the certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto.

Grantor makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

This conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is further made subject to real property taxes for 2019 and subsequent years.

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 19 day of September, 2019.

Notary Public

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES: MAY 26, 2020

IN WITNESS WHEREOF I have hereunto set my hand on this the 19 day of September, 2019.

RAYMOND S. GREGORY

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 RAYMOND S. GREGORY, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Subscribed and sworn to before me this 19 day of September, 2019.

Notary Public

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES: MAY 26, 2020

CERTIFICATION
I, Toni Rutgerson, do hereby make oath that I am 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.

TONI RUTGERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
On this 19 day of September, 2019 personally appeared before me, Caitlin Marie Smith, a notary public for this county and state, Toni Rutgerson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CAITLIN MARIE SMITH
My Commission Expires:

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1059, on the Plan of Hermitage Hills, Section 10, as of record in Book 3600, Page 50, Register's Office for said County.

Said Lot No. 1059 fronts 83 feet on the northwesterly margin of Jacksonian Drive and runs back between lines measuring 222 feet on the northeasterly line and 219.45 feet on the southwesterly line, to a dead line in the rear measuring 79.15 feet thereon.

Being the same property conveyed to Victor Norman Gregory, Sr. by deed from First American National Bank of record as Book 10797, page 577 in the Register's Office for Davidson County, Tennessee. Victor Norman Gregory, Sr. having died on March 29, 2019, title to the property vested in the two beneficiaries of his Estate (probated as Davidson Co. Docket No. 19P767), Victor Norman Gregory, Jr. and Raymond S. Gregory, as evidenced by the Affidavit of Inheritance recorded as Instrument No. 20190606-0054333 in the Register's Office for Davidson County, Tennessee which contains the death certificate and TennCare Release.

This is improved property known as:
120 JACKSONIAN DRIVE
HERMITAGE, TN 37076