Karen Johnson Davidson County
Batch# 309140 DEEDQC
10/31/2019 09:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191031-0111941

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

This deed is prepared with information provided by the client/owner without the benefit of a title search and/or examination.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Ryan Gill and Frank Castellano 2712 Lakeland Drive Nashville, TN 37214	New Owner	096-09-0-077.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ryan Gill, An Unmarried Man,** by these presents do hereby quitclaim and convey unto **Ryan Gill, An Unmarried Man and Frank Castellano, an Unmarried Man, joint tenants with right of survivorship,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Martinwood Heights of record in Plat Book 2133, Page 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Iris A. Horton by Warranty deed from Julia A. Gregory of record in Instrument No. 20030618-0084044 Register's Office for Davidson County, Tennessee, dated June 13, 2003 and recorded on June 18, 2003.

Being the same property conveyed to Iris A. Horton and Horton W. Horton, wife and husband, as joint tenants with right of survivorship and not as tenants in common by Quitclaim deed from Iris A. Horton, a married woman, who acquired title without marital status of record in Instrument No. 20171129-0121511 Register's Office for Davidson County, Tennessee, dated November 20, 2017 and recorded on November 29, 2017.

Being the same property conveyed to Ryan Gill, an unmarried man by Warranty deed from Iris A. Horton and Horton W. Horton, wife and husband, as joint tenants with right of survivorship of record in Instrument No. 20190919-0094910 **Register's Office for Davidson County, Tennessee, dated September 16, 2019 and recorded on** SEPTEMBER 19, 2019

This is improved property also known as 2712 Lakeland Drive Nashville, Tennessee 37214.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
16th day of September 2019.

Affiant

My commission expires: 5-3-21
(Affix Seal)

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 16th day of September, 2019.

Ryan Gill

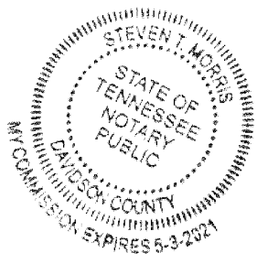
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ryan Gill, with whom I/We am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 16th day of ~~September, 2019.~~

Notary Public

My Commission Expires: 5-3-21



True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022