Karen Johnson Davidson County
Batch# 312564 DEEDQC
11/06/2019 04:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191106-0114843

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 6th day of November, 2019. Notary Public My Commission Expires: 05-09-23

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

QUITCLAIM DEED

Address New Owner: Lawrence A. Gallego, Trustee under the L.G. Separate Property Trust Agreement dated November 16, 2005 PO Box 142, Del Mar, CA 92014	Send Tax Bills to: New Owner	Map Parcel No. 092-06-0-446.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAWRENCE GALLEGO** ("Grantor"), by these presents, does hereby quitclaim and convey unto **LAWRENCE A. GALLEGO, TRUSTEE UNDER THE L.G. SEPARATE PROPERTY TRUST AGREEMENT DATED NOVEMBER 16, 2005,** and its heirs, successors and assigns ("Grantee"), all of Grantor's right, title and interest in and to certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being lot No. 38 on the Plan of Map of Faulconer and Ashcroft's Subdivision of record in Plat Book 57, Page 121, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 36 feet on the North side of Batavia Street, formerly Prospect Street, and runs back between parallel lines, 106 feet to an alley.

Being the same property conveyed to LAWRENCE GALLEGO by Deed from JAMES ANDREW EDMONDSON, UNMARRIED, recorded on July 11, 2018 in Instrument No: 20180711-0067020, said Register's Office for Davidson County, Tennessee.

This is improved property known as: **2714 Batavia Street, Nashville, Tennessee 37208**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

[INTENTIONALLY LEFT BLANK]

Witness our hands this 6 day of Nov, 2019, the bargaining party, having cause my name to be signed hereto on said day and date.

GRANTOR:

Lawrence Gallego

LAWRENCE GALLEGO

STATE OF Tennessee)
)
COUNTY OF Davidson)

On this 6th day of November in the year 2019, before me, the undersigned Notary Public, personally appeared, **LAWRENCE GALLEGO,** the within named bargainor, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

Witness my hand and official seal at office this 6th day of Novmber 2019



Mariah C. Sutton
Notary Public

My commission expires: 7-3-2023

True Copy Certification

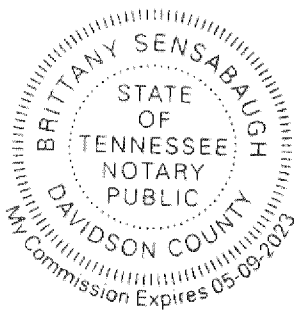
I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 05-09-23