QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 328582 DEEDQC
12/12/2019 09:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191212-0128057

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

K. Gum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 day of December, 2019.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 3, 2020

Notary Public

MY COMMISSION EXPIRES: 3/3/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREATER NASHVILLE TITLE, LLC
200 Madison St.
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ted Gregory	Same	075-16-0A-002.00-CO
751 Plantation Blvd.		
Gallatin, TN 37066		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **TONY GREGORY,** ("Grantor") by these presents do hereby quitclaim and convey unto **TED GREGORY,** ("Grantee") his heirs and assigns, all my right, title, and interest, including my marital interest, if any, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of First Revision Phase One, Walden Woods of record in Plat Book 9700, Page 909, 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 Justin S. Steeley and Drew Seeley, husband and wife by Warranty deed from Eric R. Voss of record in Instrument No. 20140305-0018525 Register's Office for Davidson County, Tennessee, dated February 26, 2014 and recorded on March 05, 2014.

Whereas title was acquired by Justin S. Seeley (erroneously Justin S. Steeley) and Drew Seeley, as Tenants by the Entirety, and whereas Pursuant to Final Decree Divorce and Marital Dissolution Agreement recorded at Docket No. 17D-804, it has been therefore ordered, Adjudged and Decreed Drew Seeley shall relinquish any interest in the Real Property located at 5004 Walden Woods Drive, Hermitage, Davidson Co. Tennessee 37076.

Being the same property conveyed to Opendoor Property J LLC, a Delaware limited liability company by Warranty deed from Justin S. Seeley who erroneously acquired title as Justin S. Steeley, unmarried of record in Instrument No. 20190611-0056188 Register's Office for Davidson County, Tennessee, dated June 10, 2019 and recorded on June 11, 2019.

Being the same property conveyed to Ted Gregory and Tony Gregory by Warranty deed from Opendoor Property J LLC, a Delaware limited liability company of record in Instrument No. 20190927-0098548 Register's Office for Davidson County, Tennessee, dated August 13, 2019 and recorded on September 27, 2019.

Being improved property also known as 5004 Walden Woods Drive, Hermitage, Tennessee 37076.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, AND ALL MATTERS SET FORTH ON THE PLAT OF RECORD IN SAID REGISTER'S OFFICE. FURTHER SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS OF RECORD AFFECTING PROPERTY, IF ANY, AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

IN WITNESS WHEREOF, I have hereunto set my hand this the 4 day of DECEMBER, 20 19.

TONY GREGORY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Tony Gregory,** the bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who has acknowledged that HE executed this instrument for the purposes set forth herein.

Witness my hand and official seal at Nashville, Tennessee this the 4 day of December, 2019.

My commission expires:

LESLIE FOREMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

Notary Public

201912120128057

Certificate of Authenticity

I, Steven Disser, 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, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON