THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027** Karen Johnson Davidson County Batch# 346923 **DEEDQC** 01/23/2020 10:58:29 AM 2 pgs Fees: $12.00 Taxes: $0.00 20200123-0008405	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. M. Allen Mendl Affiant Subscribed and sworn to before me, this 13th day of January, 2020. Notary Public My Commission Expires: _____ ABBY BENSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES DECEMBER 15, 2021

QUITCLAIM DEED

Address New Owner: Daniel Charles Gills Jr and Suzannah Bryan Gills 4307 Wyoming Avenue Nashville, TN 37209	Send Tax Bills To: New Owner	Tax Information: 103-04-0-126.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Daniel Charles Gills, Jr. and Suzannah Bryan Montgomery now known as Suzannah Bryan Gills,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Daniel Charles Gills, Jr. and Suzannah Bryan Gills, husband and wife** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3, Block 1 on the Plan of Sylvan Park of record in Plat Book 332, Page 104, 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 Daniel Charles Gills, Jr., an unmarried man, and Suzannah Bryan Montgomery, an unmarried woman, joint tenants by Warranty deed from Jessica Middleton and Gordon Cameron, wife and husband of record in Instrument No. 20180504-0042809 Register's Office for Davidson County, Tennessee, dated May 02, 2018 and recorded on May 04, 2018.

Suzannah Bryan Montgomery having since married and is now known as Suzannah Bryan Gills.

Being also known as 4307 Wyoming Avenue Nashville, Tennessee 37209.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a

good right to convey it, and that the same is unencumbered, except for 2020 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of January 2020.

Daniel Charles Gills, Jr.

Suzannah Bryan Gills

Suzannah Bryan Montgomery now known as Suzannah Bryan Gills

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Daniel Charles Gills, Jr. and Suzannah Bryan Montgomery now known as Suzannah Bryan Gills, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of January 2020.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021