THIS INSTRUMENT PREPARED BY:
Mortgage Connect, LP
260 Airside Drive
Moon Township, PA 15108

MAIL TAX STATEMENTS TO:
Courtney Gabbard
909 Elliston Street
Old Hickory, TN 37138

1230071

Karen Johnson Davidson County
Batch# 366648 DEEDQC
03/04/2020 11:16:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200304-0023981

QUITCLAIM DEED

THIS INDENTURE, Made this 25th day of February, 2020 by and between **Stephen Gabbard and Courtney Jenkins who took title as Courtney Gabbard** of the County of DAVIDSON, State of Tennessee, party/parties of the first part, **Courtney Gabbard, an unmarried woman,** pursuant to Final Decree of Divorce, filed January 15, 2020 in Docket No.: 19D1252 of the County of DAVIDSON, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is **909 Elliston Street Old Hickory TN 37138**).

BEING the same premises which Valerie L. Shockley, unmarried in deed dated August 20, 2007 and recorded August 23, 2007 in the DAVIDSON County Recorder's Office in Deed Book Volume 20070823-0100573, page 20070823-0100573, granted and conveyed to Stephen Gabbard and wife, Courtney Gabbard.

WITNESSETH, that the said party/parties of the first part, in consideration of the sum of 0.00 DOLLARS, paid by the said party/parties of the second part, (the receipt of which is hereby acknowledged), do by these presents, REMISE, RELEASE, and FOREVER QUIT-CLAIM unto the said party/parties of the second part, the following described lots, tracts or parcels of land, lying, being and situate in the County of DAVIDSON and State of Tennessee, to-wit:

See Exhibit "A" attached hereto and made a part hereof

THIS CONVEYANCE is subject to any and all restrictions, easements, setback lines, right-of-ways, conditions plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

All of the estate, right, title and interest of the parties of the first part therein, with the hereditaments and appurtenances thereto pertaining, hereby releasing all claims whatsoever to the said party of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, The said party/parties of the first part have/has hereunto set hand and seal the day and year above written.

Stephen Gabbard

Courtney Gabbard

State of Tennessee

(SS)

County of Davidson

On this 25th day of February ~~2020~~ in the year 2020 before me, the undersigned notary public, personally appeared Stephen Gabbard and Courtney Gabbard, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

Notary Public

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

OATH OF VALUE

I, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer is $0.00.

Affiant

Subscribed and sworn to before me this 25th day of February, 2020.

Notary Public

My Commission Expires: 05-02-2022

File No.: 1230071

TAXPAYER/OWNER: Courtney Jenkins
ADDRESS: 909 Elliston Street Old Hickory TN 37138

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

Exhibit "A"
Legal Description

Being Lot No. 52 on the plan of The Village of Old Hickory, Section D, as of record in Plat Book 1424, Page 65, Register's Office for Davidson County, Tennessee.

Being the same property as conveyed from Valerie L. Shockley, unmarried to Stephen Gabbard and wife, Courtney Gabbard as set forth in Deed Instrument #20070823-0100573 dated 08/20/2007, recorded 08/23/2007, DAVIDSON County, TENNESSEE.

044 15 0 104.00

True Copy Certification

I, APRIL THOMPSON, 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 this this is a true and correct copy of the original document executed and authenticated according to law.

April Thompson
APRIL THOMPSON

STATE OF PENNSYLVANIA
COUNTY OF .

Before me Autumn Merenda-Farmer, the undersigned officer, personally

Appeared APRIL THOMPSON, known to me (or satisfactorily proven) to be

The person whose name IS subscribed to the within instrument, and

acknowledged that She (he/she/they) executed the same for the purposes

therein contained.

In witness whereof, I hereunto set my hand and official seal.

Autumn Merenda-Farmer
Notary Public
Printed Name: Autumn Merenda-Farmer
My Commission Expires:
01/19/2020

Commonwealth of Pennsylvania

Notarial Seal
AUTUMN MERENDA-FARMER – Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Jan 19, 2020