Karen Johnson Davidson County
Batch# 404328 DEEDQC
05/21/2020 01:50:46 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200521-0053083

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
7101 Executive Center Drive, #151
Brentwood, TN 37027

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Gail Adams Warlick, Trustee 216 Cherokee Station Drive Nashville, TN 37209	New Owner	62-02-0-B-246-00CO

This instrument was prepared from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Gail A. Warlick,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **Gail Adams Warlick, Trustee of The MGAW Revocable Living Trust dated March 17, 2020,** all my interest, if any whether marital or otherwise, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 222 on the Plan of Abbington Park, Phase One, Section 5, a Planned Unit Development, as of record in Plat Instrument No. 20060113-0005368, in the Register's Office for Davidson County, TN to which Plan reference is hereby made for a more complete description of the Property.

Being the same property conveyed to Daniel D. Warlick and Gail A. Warlick, husband and wife, by Warranty Deed from Josephine T. Salunga and Antonio R. Salunga, wife and husband, dated October 16, 2015, and recorded October 19, 2015 of record in Instrument No. 20151019-0106170 Register's Office for Davidson County, TN. Daniel D. Warlick died on November 16, 2017, leaving his wife, Gail A. Warlick as the sole owner of the above referenced property.

This is improved property known as 4573 Hawthorn Drive Nashville, TN 37214.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 15th day of May, 2020.

Gail A. Warlick
Gail A. Warlick

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Gail A. Warlick with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 15th day of May, 2020.

Channa Moore
Notary Public

My Commission Expires: 02/21/2022

CHANNA MOORE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES FEBRUARY 21, 2022

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer is $0.00.

Gail A. Warlick
Affiant

Sworn to and subscribed before me this the 15th day of May, 2020.

Channa Moore
Notary Public

My commission expires: 02/21/2022

CHANNA MOORE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES FEBRUARY 21, 2022