Name and Address of New Owner:
Rodney and Charlene Gilbert
301 Gwendolyn Court
Nashville, TN 37218

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 487736 DEEDQC
10/01/2020 02:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201001-0113631

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 058090A19300CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Charlene P. Brewster,** "the Grantor," convey and quitclaim unto **Rodney Gilbert and Charlene Gilbert, married,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract of parcel of land in Davidson County, Tennessee, described as follows, to-wit:
Land in Davidson County, Tennessee, being Lot No. 184, on the Plan of Jordan Ridge at Eaton's Creek, Phase 7, Section I, of record in Instrument No, 20070824-0101605, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charlene P. Brewster, unmarried by Special Warranty Deed from NVR. Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded on July 01, 2008, of record in Instrument No. 200807010067526, Register's Office for Davidson County, Tennessee. Being part of the same property conveyed to NVR, Inc t/a Fox Ridge Homes, by deed from Tenn. Contractors, Inc., of record in Instrument 20080331-0031601, Register's Office for Davidson County, Tennessee.

Charlene P. Brewster and Charlene Gilbert are one and the same person.

This is improved property known as 301 Gwendolyn Court, Lot 184, Nashville, TN 37218. This property is a corner lot AKA 2776 Cato Ridge Drive, Nashville, TN 37218

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER

MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 29th day of September, 2020.

_____(SEAL)
~~Charlene~~ P. Brewster NKA Charlene Gilbert

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Charlene P. Brewster NKA Charlene Gilbert

Personally appeared before me, a Notary Public in and for said State and County, , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 29th day of September, 2020.

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

Notary Public
My commission expires: 11·8·22

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

(Affiant)

Sworn to and subscribed before me this
29th day of September, 2020.

Notary Public
My commission expires: 11·8·22

File # 2020-1348

202010010113631

True Copy Certification

I, John A Bell Jr., 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, Dellana Lowhorn a notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-2021

Notary' Seal (if on paper)