Karen Johnson Davidson County
Batch# 517210 DEEDQC
11/16/2020 03:48:47 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201116-0135185

PREPARED BY AND RETURN TO:
Bridgehouse Title
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

This instrument was drafted 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.

Preparer is not a closing agent pursuant to Section 6045 of the Internal Revenue Code as amended by the Tax Reform Act.

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 13th DAY OF November 2020.

NOTARY PUBLIC
COMMISSION EXPIRES: _____

ANGEL R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-15-2021

ADDRESS OF NEW OWNER:
Drew Gaw
3816 Baxter Ave
Nashville, TN 37216

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
147-06-0-077.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Ross Moffitt, a married man,** (hereinafter referred to as "GRANTOR") does quitclaim and convey all of his right, title and interest to the hereinafter described property to **Drew Gaw, a married man,** (hereinafter referred to as "GRANTEES"), his heirs and assigns, in and to a certain tract or parcel of land located in Davidson County, Tennessee, and described more particularly as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Caldwell Hall, Revised Section One of record in Plat Book 2900, Page 59, 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 Mary Leigh Youssi by Quitclaim deed from Shane M. Youssi of record in Instrument No. 20200107-0001929 Register's Office for Davidson County, Tennessee, dated December 23, 2019 and recorded on January 7, 2020. And being the same property conveyed to Ross Moffitt, a married man and Drew Gaw, a

married man, as tenants in common, by Warranty Deed from Mary Leigh Youssi, unmarried, of record in Instrument No. 20200409-0037333, Register's Office for Davidson County, Tennessee, dated April 3, 2020 and recorded on April 9, 2020.

This property is commonly known as: 201 Overcrest Court, Nashville. Tennessee 37211.

Said Property has never been grantor, nor grantor's spouse's primary residence.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 13th day of November, 2020.

Ross Moffitt

STATE OF TENNESSEE
COUNTY OF Williamson

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

Witness my hand and official seal at Franklin, Tennessee, this 13th day of November, 2020.

Notary Public

My Commission Expires: _____

ANGEL R. BERNHART
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-202