Karen Johnson Davidson County
Batch# 532699 DEEDQC
12/14/2020 10:48:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201214-0146554

3341

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day Of December, 2020.

Notary Public

Commission Expires 3-7-2023

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

THIS INSTRUMENT WAS PREPARED BY:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

OWNER ADDRESS:	SEND TAX BILLS TO:	Parcel ID Number:
Rebekka Geldbart 4615 Illinois Avenue Nashville, TN 37209	Pinnacle Bank 150 3rd Ave S Ste 100 Nashville, TN 37201	091 11 0 471.00

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, for the express purpose of dissolving joint ownership and vesting title solely in Grantee, I, **ADAM KING** (hereinafter called the "Grantor"), by these presents do hereby grant, quitclaim and convey unto **REBEKKA GELDBART** (hereinafter called the "Grantee"), and Grantee's heirs, successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 522, of Block 85, Plan No. 1, West Nashville, as of recorded in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rebekka Geldbart and Adam King, wife and husband by Deed dated June 15, 2018 from Michael Elliot, unmarried, recorded June 19, 2018, in Instrument Number 20180619-0058679, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4615 Illinois Avenue, Nashville, TN 37209.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

IN WITNESS WHEREOF, I have hereunto my hand this 1 day of December, 2020.

ADAM KING, Grantor

STATE OF GEORGIA)
)
COUNTY OF DEKALB)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named ADAM KING, the within named bargainor, with who I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed his signature to the within instrument, further upon oath acknowledging that he did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 1st day of December, 2020.

Commission Expires: 10/1/2022

NOTARY PUBLIC

CLIFTON ANTHONY WADE NOTARY PUBLIC Exp. Oct. 01, 2022 DEKALB COUNTY, GA

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D Bennett III

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)



Notary Signature

My Commission Expires: September 7, 2020