Karen Johnson Davidson County
Batch# 585952 DEEDQC
03/05/2021 01:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210305-0029345

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th Day of February 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee, LLC
1602 W. Northfield Blvd., Ste 2
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlene Suzanne Aitchison	**New Owner**	**187-09-0A-216.00-CO**
(NAME) **4135 Alva Lane**		
(ADDRESS) **Nolensville TN 37135**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **Michael F Gabelman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Charlene Suzanne Gabelman N/K/A Charlene Suzanne Aitchison, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 216 on the Plan of Burkitt Village, Phase Seven of record in Plat at Instrument No. 20170210-0014146, 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 Charlene S. Gabelman and Michael F. Gabelman, wife and husband by Warranty deed from Lake Forest Homes, Inc., a Tennessee corporation of record in Instrument No. 20171101-0111979 Register's Office for Davidson County, Tennessee, dated October 27, 2017 and recorded on November 01, 2017. (Value of consideration shown in aforementioned deed $339,590.00.) Being also known as 4135Alva Lane Nolensville, Tennessee 37135.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐
This is improved ☒ property, known as **4135 Alva Ln, Nolensville TN 37135**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this 8th Day of February, 2021.

Michael F. Gabelman

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared **Michael F Gabelman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th Day of February 2021.

Commission expires: 12/18/2021

Notary Public

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN RECORDED DOCUMENTS TO:

Cornerstone Title of Tennessee, LLC
1602 W. Northfield Blvd., Ste 2
Murfreesboro, TN 37129

True Copy Certification

I, Jamie Mooney, 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 Tennessee

County of Rutherford

Personally appeared before me, Bianca Stanley notary public for this county and state, Jamie Mooney who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/21/22
Notary' Seal (if on paper)

BIANCA STANLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY