Karen Johnson Davidson County
Batch# 590268 DEEDQC
03/11/2021 11:26:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210311-0032367

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Westcor Land Title Insurance Company, 600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number: BSS-TN-RF-707540

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Joel R. Gilchrist and Sarah Gilchrist	Joel R. Gilchrist and Sarah Gilchrist	155-07-0B-047-00
1709 Yellow Wood Court	1709 Yellow Wood Court	
Nashville, TN 37221	Nashville, TN 37221	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, JOEL R. GILCHRIST, now a married man and SARAH GILCHRIST formerly known as SARAH K. GOSSAGE, now a married woman, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto JOEL R GILCHRIST and SARAH GILCHRIST, a married couple, hereinafter referred to as "Grantee", whose mailing address is: 1709 Yellow Wood Court, Nashville, TN 37221, his/her/their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

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. 20 on the Plan f Phase V, Section B-2, First Revision, Poplar Creek Estates Subdivision, (The Highlands of Aliens Green), of record in Instrument No. 20030618-0084283, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Tax ID No.: 155-07-0B-047-00

BEING the same property conveyed to Joel R. Gilchrist and Sarah K. Gossage, each an unmarried person as tenants in common with right of survivorship, from Kenneth Junk and Stacy

L. Junk, husband and wife, herein by Deed recorded as Instrument No. 20191015-0105795, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 1709 Yellow Wood Court, Nashville, TN 37221.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 17 day of DECEMBER, 2020.

JOEL R. GILCHRIST

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JOEL R. GILCHRIST, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 17 day of DECEMBER, 2020.

Notary Public
My Commission expires: 12-19-2023

JACKIE R CROMER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-19-2023

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 17 day of DECEMBER, 2020.

SARAH GILCHRIST formerly known as
SARAH K. GOSSAGE

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that SARAH GILCHRIST formerly known as SARAH K. GOSSAGE, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 17 day of DECEMBER, 2020.

Notary Public
My Commission expires: 12-19-2023

JACKIE R. CROMER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-19-2023

VALUATION AFFIDAVIT

I/We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.

JOEL R. GILCHRIST

SARAH GILCHRIST

Subscribed and sworn to before me this 17 day of DECEMBER, 2020

Notary Public
My Commission expires: 12-19-2023

JACKIE R CROMER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-19-2023

True Copy Certification

I, Gavin A. Jones, 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 PA

County of Montgomery

Personally appeared before me, Hannah Joy Sywulak, a notary public for this county and state, Gavin A. Jones 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: 9/25/2021
Notary' Seal (if on paper)

Commonwealth of Pennsylvania
Notarial Seal
HANNAH JOY SYWULAK – Notary Public
PLYMOUTH TWP, MONTGOMERY COUNTY
My Commission Expires Sep 25, 2021