PREPARED BY (AND RETURN TO):

Charles Gilbert, Jr.

220 Robin Hill Road, Nashville, TN 37205

Karen Johnson Davidson County
Batch# 590393 DEEDQC
03/11/2021 01:57:38 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210311-0032542

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Charles Gilbert, Jr. Charles Henry Gilbert 220 Robin Hill Road, Nashville, TN 37205	SAME

TAX MAP PARCEL NUMBERS: 52-3-70 & 52-3-56

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Pauline Gilbert Bader**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and quitclaim unto **Charles Gilbert, Jr. and Charles Henry Gilbert**, as Joint Tenants with right of Survivorship hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

SEE EXHIBIT "A" ATTACHED HERETO

This is unimproved property, known as Larkin Springs Road, Madison, TN 37115

WITNESS THE EXECUTION HEREOF this 10th day of March, 2021.

Pauline Gilbert Bader by Harris A. Gilbert

Pauline Gilbert Bader, by Harris A. Gilbert, Attorney in fact.

This instrument is executed on behalf of Pauline Gilbert, also known as Pauline Gilbert Bader by Harris A. Gilbert pursuant of a Power of Attorney executed by her on the 9th day of September 1979 of record in Book 5509, page 106, Register's Office for Davidson County, TN

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Harris A. Gilbert,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Pauline Gilbert** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 10th day of March 2021

GREGORY POLZIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

Notary Public

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 0.

Lorie McKinney
Affiant

Sworn and subscribed before me this 10th day of March, 2021.

GREGORY POLZIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

Notary

My Commission Expires:

EXHIBIT "A"

TRACT NO. I:

Land in the 11th Civil District and shown as parcel 70 of tax map 52-3 of the Metropolitan Tax Assessors Office of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the westerly margin of Larkin Springs Road 900 feet more or less from the northerly margin of Sanitarium Road at the common corner of the herein described property and the property conveyed to Madison Plumbing Co. by deed of record in Book 4316, page 225, Register's Office for said County; thence leaving said Larkin Springs Road with the line between said tracts in a westerly direction 220 feet to a point in the easterly line of the Burk Wilson property, thence with the same in a northerly direction 405 feet more or less to a point in the southerly line of the Robert D. Hall property as of record in Book 4312, page 315, said Register's Office; thence with Hall's line in a easterly direction 220 feet more or less to the westerly margin of Larkin Springs Road; thence with said Road in a southerly direction 405 feet more or less to the Point of Beginning.

TRACT NO. II:
Land in the 11th Civil District and shown as parcel 56 of tax map 52-3 of the Metropolitan Tax Assessors Office of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southerly line of the Robert D. Hall property as of record in Book 4312, page 315, being 432 feet more or less from the intersection of the northeasterly line of Tract No. 1 and Larkin Springs Road; thence leaving Hall's line with the westerly line of the Burk Wilson property of record in Book 1787, page 325, said Register's Office, in a southerly direction 405 feet to a point in the northerly line of the Johnny N. Young property as of record in Book 4293, page 411, said Register's Office; thence with the same in a westerly direction 60 feet more or less to the north line of the John T. Marshall property as of record in Book 1788, page 180, said Register's Office; thence with Marshall's northerly line the following courses and distances: N. 68 degrees 51' W. 101.5 feet to a point, thence S. 36 degrees 45' W. 164.8 feet to a point, thence N. 66 degrees 04'E. 216.7 feet to a point, thence leaving said Marshall lands in a northerly direction with the westerly line of the herein described tract 490 feet more or less to a point, thence in an easterly direction 418 feet more or less to the Point of Beginning.

Being the same property conveyed to Jack J. Cohen and wife, Bessie Cohen and Leon Gilbert by Warranty Deed from Ozie B. Wilson, Jamie Ruth Nightingale, Iris Wilson Bender and Ida May Wilson, Heirs-at-law of Charlie Wilson, deceased of record in Book 4972, page 134, Register's Office for Davidson County, TN. And being the same property conveyed to Jack J. Cohen and wife, Bessie Cohen and Leon Gilbert (a 2/9 interest) by Warranty Deed from Jennie Wilson Kittrell and Charlie Marshall, heirs-at-law of Charlie Wilson, deceased of record in Book 4974, page 39 Register's Office for Davidson County, TN. Leon Gilbert died testate, his Last Will and Testament is probated under docket Number 70926 Seventh Circuit Court for Davidson County, TN, leaving as his beneficiaries, Pauline Gilbert Bader, Charles Gilbert, Jr., Hope Nance, Gilbert