Karen Johnson Davidson County
Batch# 595396 DEEDQC
03/18/2021 03:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210318-0036368

NEW OWNER:

Marilyn J. Gambill
310 Connie Drive
Goodlettsville, TN 37214

THIS INSTRUMENT PREPARED BY:
Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner

Map: 33
Group: 12
Parcel: 28.00

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **MARILYN JUNKER,** hereinafter called the Grantor, has quitclaimed to **MARILYN J. GAMBILL, a married woman**, hereinafter called the Grantee, her heirs and/or 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. 196 on the plan of Gatewood, Section 1, of record in Book 3300, pages 47, 48, 49, 50, 51, and 52, Register's Office for said County.

Said Lot No. 196 fronts 79.0 feet on the northeasterly margin of Connie Avenue and extends back 180.1 feet on the southeasterly line and 176.2 feet on the northwesterly line to a dead line in the rear, measuring 62.0 feet thereon.

Being the same property conveyed to MARILYN JUNKER, by Deed from TERRY LEE MAYO and wife, PATRICIA B. MAYO, of record in Book 5362, Page 846, said Register's Office.

Marilyn Junker and Marilyn J. Gambill being one and the same person.

This conveyance is further subject to (1) all 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.

This is improved property known as 310 Connie Drive, Goodlettsville, TN 37214.

WITNESS SIGNATURE(S) this 18th day of March, 2021.

MARILYN JUNKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **MARILYN JUNKER,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 18th day of March, 2021.

Notary Public

My commission expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00 .

Affiant

Sworn to and subscribed to before me, this the 18th day of March, 2021.

Notary Public

My commission expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY