Karen Johnson Davidson County
Batch# 614955 DEEDQC
04/14/2021 10:30:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210414-0049742

# QUITCLAIM DEED

**MAIL RECORDED DEED TO:**

ERIC GOGULSKI
SANDY GOGULSKI
1795 RED JACKET DRIVE
NASHVILLE, TN 37013

**OWNER (SEND TAX BILLS TO):**

ERIC GOGULSKI
SANDY GOGULSKI
1795 RED JACKET DRIVE
NASHVILLE, TN 37013

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ERIC GOGULSKI, a married man, joined by his spouse, SANDY GOGULSKI (herein, "Grantor"), whose address is 1795 Red Jacket Drive, Nashville, TN 37013, hereby bargains, sells, remises, releases, quit claims and conveys to ERIC GOGULSKI and SANDY GOGULSKI, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 1795 Red Jacket Drive, Nashville, TN 37013, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1795 Red Jacket Drive, Nashville, TN 37013

***This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.***

[Signatures contained on the following pages]

PIN NO: 173 05 0A 059.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 5th day of April, 2021.

**GRANTOR:**

Eric Gogulski

ERIC GOGULSKI

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, ERIC GOGULSKI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of April, 2021.

[Affix Notary Seal]

RHONDA BURGESS HOWSE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

Rhonda Burgess Howse

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3-7-23

**GRANTOR:**

Sandy Gogulski

SANDY GOGULSKI

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, SANDY GOGULSKI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of April, 2021.

[Affix Notary Seal]

RHONDA BURGESS HOWSE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

Rhonda Burgess Howse

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3-7-23

**OATH OF CONSIDERATION**

STATE OF Tennessee
COUNTY OF DAVIDSON

The actual consideration for this transfer is 10.00.

**Grantee:**

Grantee signature: Eric Gogulski
ERIC GOGULSKI

Subscribed and sworn to under oath before me, this 5th day of April, 2021 by ERIC GOGULSKI.

Rhonda Burgess Howse
SIGNATURE OF NOTARY PUBLIC
My commission expires: 3-7-23

[Affix Notary Seal]

RHONDA BURGESS HOWSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

**Grantee:**

Grantee signature: Sandy Gogulski
SANDY GOGULSKI

Subscribed and sworn to under oath before me, this 5th day of April, 2021 by SANDY GOGULSKI.

Rhonda Burgess Howse
SIGNATURE OF NOTARY PUBLIC
My commission expires: 3-7-23

[Affix Notary Seal]

RHONDA BURGESS HOWSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

## EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 59 ON THE PLAN OF BARNES CROSSING, A PLANNED UNIT DEVELOPMENT, ACCORDING TO PLAT AND SURVEY AS SHOWN ON EXHIBIT A OF SAID MASTER DEED OF RECORD IN INSTRUMENT NUMBER 20050721-0084791, AS RE-RECORDED OF RECORD IN INSTRUMENT NUMBER 20050805-0092450, AND AMENDED OF RECORD IN INSTRUMENT NUMBER 20051114-0136938 AND INSTRUMENT NUMBER 20071227-0147998, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

**SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:**

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20141218-0115861 on December 18, 2014.

**PIN NO:** 173 05 0A 059.00

**STREET ADDRESS:** 1795 Red Jacket Drive, Nashville, TN 37013

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

# True Copy Certification

I, **Perre M. Cabell**, 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 **Mississippi**

County of **Hancock**

Personally appeared before me, **Neisha L. Schwartz**, a notary public for this county and state, **Perre M. Cabell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Neisha L. Schwartz
Notary's Signature

My Commission Expires: 12/2/2022
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 126157
NEISHA L. SCHWARTZ
Commission Expires
Dec. 2, 2022
HANCOCK COUNTY