Karen Johnson Davidson County
Batch# 640458 DEEDQC
05/20/2021 09:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210520-0068401

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Jason P. Gullo
1717 Nassau St.
Nashville, TN 37208

Send Tax Bill to:
Owner

Map-Parcel Numbers:
081 08 0 331.00

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $10.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of May, 2021.

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

Notary Public

My Commission Expires:
1/24/22

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **SARA KATHRYN DORSEY, TRUSTEE OF THE SARA KATHRYN DORSEY LIVING TRUST DATED MARCH 1, 2016,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM Unto **Jason P. Gullo,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson County**, STATE OF **Tennessee**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

THIS IS IMPROVED PROPERTY KNOWN AS 1717 Nassau Street, Nashville, TN 37208.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 3rd day of May, 2021.

Sara Kathryn Dorsey, Trustee

SARA KATHRYN DORSEY, Trustee of the Sara Kathryn Dorsey Living Trust dated March 1, 2016

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sara Kathryn Dorsey, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the sole Trustee of the Sara Kathryn Dorsey Living Trust dated March 1, 2016, the within named Grantor, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Sara Kathryn Dorsey Living Trust dated March 1, 2016, by the said Sara Kathryn Dorsey as such Trustee.

Witness hand and official seal at office at Brentwood Tennessee, on this the 3rd day of May, 2021.

My Commission Expires: 1/24/22

Jennifer Crowell
Notary Public

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 7 and the northerly 15 feet of Lot No. 8 in W. S. Settle's Subdivision of Lots Nos. 249 and 277, in the North Nashville Real Estate Company's Plan of Lots, as of record in Book 57, page 71, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 and part of Lot No. 8 front together 65 feet on the westerly side of Nassau Street and extend back between parallel lines 155 feet to Jenkins Street.

Included in the above description, but excluded therefrom is that portion conveyed in Book 6263, page 630, and more particularly described as follows:

Land in Davidson County, Tennessee being the southerly 17 1/2 feet of Lot No. 7 and the northerly 15 feet of Lot No. 8 in W.S. Settle's Subdivision of Lots Nos. 249 and 277, in the North Nashville Real Estate Company's Plat of Lots, as of record in Book 57, Page 71, Register's Office for Davidson County, Tennessee.

Said parts of said Lot No. 7 and 8 front together 32 1/2 feet on the westerly side of Nassau Street and extend back between parallel lines 155 feet to Jenkins Street.

Being the same property conveyed to Sara Kathryn Dorsey, Trustee or her successors in interest of the Sara Kathryn Dorsey Living Trust dated March 1, 2016, and any amendments thereto, her 99.999% undivided interest (and Jacob Hill, unmarried, retaining a .001% interest), by deed from Sara K. Dorsey, unmarried, dated 05/14/2018, of record in Instrument No. 20180515-0046241, as corrected in Instrument No. 20180629-0063013, said Register's Office.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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.

Signer's Name

Signature

State of Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Benjamin Seamon, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Name

Signer's Name

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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