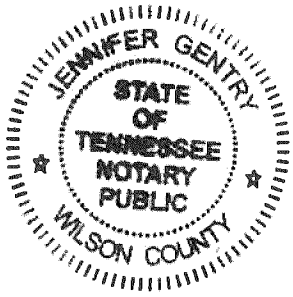
Karen Johnson Davidson County
Batch# 646545 DEEDQC
06/01/2021 08:20:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210601-0072632

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS April 28, 2021.

Notary Public

COMMISSION EXPIRES: 6/3/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Matt Fuqua and Carmen Keckley, husband and wife	Matt Fuqua and Carmen Keckley, husband and wife	083 15 0 026.00
(Name) 244 Riverside Drive Nashville, TN 37206	1812 Lischey Ave. Nashville, TN 37207	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Clarence Russell Gilbert, unmarried, as Sole Heir of Clarence W. Gilbert and Hazel S. Gilbert,** hereinafter referred to as Grantor(s), hereby quitclaim to **Matt Fuqua and Carmen Keckley, husband and wife** his/her/their heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Lot 4, Section One, Addition One, Fortland Park, as shown on plat of record in Plat Book 2854, Page 68, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Clarence W. Gilbert and wife, Hazel S. Gilbert by Warranty Deed from Castleman Construction Company of record in Book 2992, Page 41, in the Register's Office of Davidson County, Tennessee, dated October 30, 1959 and recorded on November 02, 1959.

** *Clarence W. Gilbert, who died on May 2, 1987 and Hazel S. Gilbert, who died on January 27,2004, leaving Clarence Russell Gilbert as the sole heir. As Evidenced by Affidavits of Heirship, recorded simultaneously herewithin in Instrument no* ——202106010072630—— *and* ——202106010072631— *in Davidson County Register's Office.*

***Sheila Hargrove is signing as Attorney-in-Fact for Clarence Russell Gilbert. Durable Power of Attorney is recorded in instrument no. 20210406-0044962 in said Registers Office of Davidson County, Tennessee.*

This is improved property known as: 244 Riverside Dr. Nashville, TN 37206

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

IN WITNESS WHEREOF, the said Sheila Hargrove, Attorney-in-Fact for Clarence Russell Gilbert has hereunto set his/her/their signature, on this, the 28th of April, 2021.

Sheila Hargrove Attorney-in-fact for Clarence Russell Gilbert

Sheila Hargrove, Attorney-in-Fact for Clarence Russell Gilbert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Sheila Hargrove, Attorney-in-Fact for Clarence Russell Gilbert, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of April, 2021.

Jennifer Gentry
Notary Public

My Commission Expires:

(SEAL)

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY