Prepared By:
Elijah Gann

After Recording Return To:
4736 Miners Cove
Nashville, Tennessee 37013

Karen Johnson Davidson County
Batch# 648272 DEEDQC
06/02/2021 02:51:42 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210602-0074159

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On May 27, 2021 THE GRANTOR(S),

- Roxanne Ross, a married person
- Gilbert Gann, a married person

for and in consideration of: $10.00 and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Elijah Gann, a single person, residing at 4736 Miners Cove, Nashville, Davidson County, Tennessee 37013

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 149-09-0-210.00

Mail Tax Statements To:
Elijah Gann
4736 Miners Cove
Nashville, Tennessee 37013

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 6/2/21

Roxanne Ross
518 Harding Place
Nashville, Tennessee, 37211

Grantor Signatures:

DATED: 6/2/21

Gilbert Gann
518 Harding place
Nashville, Tennessee, 37211

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 2nd day of June, 2021, before me personally appeared Roxanne Ross, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

HAJEEN MSALEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 03, 2025

Hajeen Msaleh
Notary Public

Sales associate
Title (and Rank)

My commission expires 3.3.2025

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 2nd day of June, 2021 before me personally appeared Gilbert Gann, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

Hajeen Msaleh
Notary Public

Sales Associate
Title (and Rank)

My commission expires 3.3.2025

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Affiant
Affiant's Name: REEBAH LOVE

HAJEEN MSALEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 03, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 10.00
, **Affiant**
Subscribed and sworn before me this the
2nd **Day of** June, 2021.
Brandi Wells, **Deputy Register**

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Khanh Nguyen**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Gilbert Gann and Roxanne Ross, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 170 on the plan of Terragon Trails, Section 4, of record in Book 5050, Page 57, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Khanh Nguyen from Cornerstone Investments, Inc., by Warranty Deed on April 10, 2013, of record in Instrument Number 20130416-0037570, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 5050, Page 57, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5146, Page 680, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4736 Miners Cove, Antioch, TN 37013.

Current Source of Title:

20190107-0001341