Karen Johnson Davidson County
Batch# 681167 DEEDQC
07/22/2021 09:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210722-0098354

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Martin Heller Potempa & Sheppard**<br>1935 21st Avenue South, Suite 100<br>Nashville, Tennessee 37212<br>(615) 800-7096<br><br>JESSICA ANN CLEGG STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-01-2023 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration for this transfer is: $0<br><br>GERRY GEORGE, AFFIANT<br><br>Subscribed and sworn to before me, this 16 day of July 2021.<br><br>NOTARY PUBLIC<br>My Commission Expires: 02-01-2023 |

## QUITCLAIM DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| **KAREN COLE GEORGE**<br>812 W Nocturne Drive<br>Nashville, TN 37207 | New Owner | Map B<br>Group 10<br>Parcel 127.00 |

FOR AND IN CONSIDERATION OF zero dollars and zero cents ($0.00), and other good and valuable consideration paid, the receipt of all of which is hereby acknowledged, GERRY GEORGE ("Grantor"), an unmarried man or whose spouse has no interest, by these presents does transfer, quitclaim, and convey unto KAREN COLE GEORGE, an unmarried woman, her successors and assigns, all right, title, and interest in and to a certain tract or parcel of land in the County of Davidson, State of Tennessee, described more particularly as follows:

> Land in Davidson County, Tennessee, being Lot(s) 17, as shown on map entitled Nocturne Forest, Phase I, of record in Plat Book 7900, page(s) 20, 21, and 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Being the same property conveyed to Gerry George and Karen George, husband and wife, by Warranty Deed from Jerome Franklin and wife, Annette Franklin, recorded in

Instrument Number 20061108-0138983, said Register's Office.

The previous and last recorded Warranty Deed was filed of record at Instrument Number 20061108-0138983 in the Register's Office of Davidson County, TN.

**This is improved property known as 812 West Nocturne Drive, Nashville, TN 37207**, and more particularly described as follows:

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this the 16 day of July 2021.

**GERRY GEORGE, Grantor**

**STATE OF TENNESSEE** )
**COUNTY OF DAVIDSON** )

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **GERRY GEORGE**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16 day of June 2021.

Jessica Ann Clegg
Notary Public

My Commission Expires: 02-01-2023

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-01-2023

**Certificate of Authenticity**

I, Jackson Bond, 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 TN

County of Davidson

Personally, appeared before me, Jennifer Morgan, a notary public for this county and state, Jackson Bond who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/01/2024.

Notary's Seal (if on paper)

JENNIFER MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024