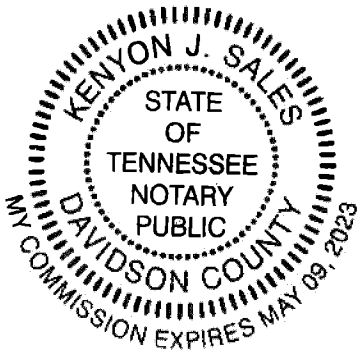
QUITCLAIM DEED



STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF July, 2021.

Notary Public

Karen Johnson Davidson County
Batch# 681613 DEEDQC
07/22/2021 10:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210722-0098400

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC
4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Donna K. Gardner	**New Owners**	**053 13 0 058.00**
(Name) **208 Chesterton Court**		
(Address) **Madison, TN 37115**		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Kristine M. Gardner, a married woman** hereinafter referred to as Grantor, hereby quitclaims to **Donna K. Gardner, a married woman** their heirs and assigns forever, all of her right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

SEE "EXHIBIT A" Attached

This is Improved Property commonly known as: 208 Chesterton Court, Madison, TN 37115

As Pursuant to the Marital Dissolution Agreement by Docket No. 21D974 in the Circuit Court for Davidson County Tennessee

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

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE GRANTEE. NO TITLE SEARCH WAS PERFORMED. PREPARER OF THIS INSTRUMENT HAS PERFORMED NO TITLE UNDERWRITING REVIEW AND MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

IN WITNESS WHEREOF, has hereunto set her signature, on this, the 14th day of July, 2021.

Kristine M. Gardner

Kristine M. Gardner

STATE OF Missouri

COUNTY OF Cape Girardeau

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kristine M. Gardner, a married woman**, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 14th day of July, 2021.

Sally Jo Walker

NOTARY PUBLIC

My commission expires:

9-18-2021

SALLY JO WALKER
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
COUNTY OF CAPE GIRARDEAU
COMMISSION #17875477
My Commission Expires: September 18, 2021

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of Phase I Kimbolton, of record in Plat Book 6900, Pages 276, 277 and 278, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Donna K. Gardner and Kristine M. Gardner, a married couple as tenants by the entirety from Brian George and wife, Jennifer George by Warranty Deed dated October 17, 2016 and recorded on October 19, 2016 in Instrument Number 20161019-0110590, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, **Doné Oglesby**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **July 14, 2021**.

Date

Affiant Signature

07/20/2021

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **20th** day of **July**, 20**21**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY