Name and Address of New Owner:
Rodney Gilbert
945 Seymour Avenue
Nashville, TN 37206

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 697418 DEEDQC
08/13/2021 02:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210813-0109736

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203
Map & Parcel No: 82 4 405.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Linda Gilbert,** "the Grantor," convey and quitclaim unto **Rodney Gilbert, an unmarried man,** "the Grantees," the following described real estate in Davidson County, Tennessee:

BEING LOT NO. 13 ON THE PLAN OF A.W. HOOKER'S ADDITION TO EAST NASHVILLE, OF RECORD IN BOOK 57, PAGE 131, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LINDA GILBERT AND RODNEY GILBERT BY QUITCLAIM DEED FROM LINDA GILBERT, UNMARRIED, RECORDED ON APRIL 30, 2021, OF RECORD IN INSTRUMENT NO. 20210430-0057978, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

BEING THE SAME PROPERTY CONVEYED TO LINDA G. GILBERT, UNMARRIED, BY WARRANTY DEED FROM BREANDA KAY KENNEDY, UNMARRIED, RECORDED ON DECEMBER 10, 1992, OF RECORD IN BOOK 8810, PAGE 583, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 945 SEYMOUR AVE., NASHVILLE, TN 37206.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 9 day of August, 2021.

Linda Gilbert (SEAL)
Linda Gilbert

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public in and for said State and County, Linda 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 they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 9 day of August, 2021.

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

Regina Sullo
Notary Public
My commission expires: 11-8-22

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this ___ day of August, 2021.

Regina Sullo
Notary Public
My commission expires: 11-8-22

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

File # 2021-3039

202108130109736

Tennessee Certification of Electronic Document

I, John A. Bell, Jr., 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 August 9 2021 (date of document).

Regina Sullo
Affiant Signature

August 13, 2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 13 day of August, 2021.



Leah Moore
Notary's Signature

MY COMMISSION EXPIRES: 01-06-2025

NOTARY'S SEAL