Karen Johnson Davidson County
Batch# 721335 DEEDQC
09/22/2021 10:15:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210922-0127279

File Number: 21198391R-QCD

After Recording Return To:
Avenue 365 Lender Services, LLC
1100 Virginia Drive, Suite 130
Fort Washington, PA 19034

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
David Scott Gilbert and **Carol Lynne Gilbert**, 2737 Alvin Sperry Pass, Mount Juliet, TN 37122

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
110-03-0A-045-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Carol Lynne Gilbert FKA Carol Albanese, a formerly unmarried woman, and **David Scott Gilbert AKA David Gilbert**, a formerly unmarried man, whose mailing address is **2737 Alvin Sperry Pass, Mount Juliet, TN 37122**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **David Scott Gilbert** and **Carol Lynne Gilbert**, a married couple, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **2737 Alvin Sperry Pass, Mount Juliet, TN 37122**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

BEING LOT NO. 45, ON THE PLAN OF PHASE 2, LAKESIDE MEADOWS, OF

RECORD IN INSTRUMENT NO. 20080512-0048984, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PREMISES CONVEYED UNTO CAROL ALBANESE, UNMARRIED WOMAN, AND DAVID GILBERT, UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY VIRTUE OF WARRANTY DEED FROM THE JONES COMPANY OF TENNESSEE, L.L.C, DATED DECEMBER 30, 2009, RECORDED DECEMBER 31, 2009, IN INSTRUMENT: 20091231-0118954 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property Address is: 2737 Alvin Sperry Pass, Mount Juliet, TN 37122

Parcel ID: 110-03-0A-045-00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 14th September, 2021:

Carol Lynne Gilbert FKA Carol Albanese

Carol Lynne Gilbert FKA Carol Albanese

David Scott Gilbert AKA David Gilbert

David Scott Gilbert AKA David Gilbert

STATE OF TN
COUNTY OF Wilson

The foregoing instrument was acknowledged before me on 14th, September, 2021 by **Carol Lynne Gilbert FKA Carol Albanese** and **David Scott Gilbert AKA David Gilbert** who are personally known to me or have produced TN Driver's License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

JAMES J. EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of TN
County of Wilson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.

Subscribed and sworn to before me

This 14th day of September, 2021.

Carol Lynne Gelbert FKA Carol Albanese
David Scott Gilbert AKA David Gilbert
Affiant

Carol Lynne Gilbert FKA CAROL Albanese
DAVID SCOTT GILBERT AKA DAVID GILBERT
Print Name

JAMES J. EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)

Notary Public

My commission expires:

9/6/2022

James J. Everett
Print Name

CTIC# _____

Tennessee Certification of Electronic Document

I, Khaliyah Stewart, 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 9/14/2021 (date of document).

Affiant Signature

9/16/2021
Date

State of FL

County of Brevard

Sworn to and subscribed before me this 16 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

DEBORAH A. ALLARD
Notary Public - State of Florida
Commission # GG 300563
My Comm. Expires Feb 11, 2023
Bonded through National Notary Assn.