PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*
W & I Ref: (62102)
Dav. Co. File: Box 8

Karen Johnson Davidson County
Batch# 731140 DEEDQC
10/06/2021 02:55:42 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211006-0134542

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Tyler Bronson Gentry Kelsey Anne Forrest 1417 Shelby Avenue Nashville, Tennessee 37206	Same

TAX MAP-PARCEL NUMBERS: 083134B00200CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection and other good and valuable consideration and for the express purpose of creating a tenancy by the entireties, the undersigned, **Tyler Bronson Gentry,** married, **as Grantor,** by these presents does hereby transfer, quitclaim and convey unto **Margaret H. Taylor, Trustee, Trustee's** successors and assigns, all of **Grantor's** right, title and interest, if any, in and to the following described real property, **To Wit:**

> Land in Davidson County, Tennessee, being Unit No. 354-2 as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Lockeland Terrace, of record in Instrument No. 20170815-0083762, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Tyler Bronson Gentry, a single man, by Warranty Deed from Jeff L. Flowers, married, dated September 13, 2019 and recorded on September 17, 2019, of record in Instrument No. 20190917-0094136, Register's Office for Davidson County, Tennessee.

Kelsey Anne Forrest, spouse of Tyler Bronson Gentry, joins in the execution of this instrument solely to convey any marital interest she may have in the subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This is improved property, known as: 1417 Shelby Avenue, Nashville, TN 37206.

And now, I, the said **Margaret H. Taylor, Trustee,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer, quitclaim and convey unto **Tyler Bronson Gentry and spouse, Kelsey Anne Forrest,** as **Grantees, Grantees'** heirs and

assigns, the same property hereinabove described and set forth, to which reference is here made.

WITNESS THE EXECUTION HEREOF on September ____, 2021.

Tyler Bronson Gentry **Kelsey Anne Forrest**

Margaret H. Taylor, Trustee

State of Tennessee
County of Davidson

On September 28, 2021, before me the undersigned authority, personally appeared **Tyler Bronson Gentry and Kelsey Anne Forrest**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary Public

My Commission Expires: _____

State of Tennessee
County of Davidson

On September 28, 2021, before me the undersigned authority, personally appeared **Margaret H. Taylor**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

Notary Public

My Commission Expires: _____

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $ - 0 -.

Affiant

Sworn and subscribed before me on April 7, 2011.

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

Notary Public

My Commission Expires: _____

WIdoc: QC Deed-2 Pt QDoc