Karen Johnson Davidson County
Batch# 743569 DEEDQC
10/26/2021 12:17:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211026-0143782

Prepared By:
Timios, Inc.
2301 W. Plano Pkwy., Suite 215
Plano, TX 75075
Phone: (877) 251-0255
After Recording Return To:
PAUL STEPHEN GAFFNEY, ELIZABETH WILKINSON GAFFNEY
2423 CABIN HILL RD
NASHVILLE, TN 37214-1528

QUITCLAIM DEED

Send Tax Bills ~~To:~~ (MP) To New Owner Address: PAUL STEPHEN GAFFNEY, CAITLIN GAFFNEY
2423 CABIN HILL RD, NASHVILLE, TN 37214-1528
Map & Parcel Nos.:
(073-16-0-040.00)

FOR AND IN CONSIDERATION of [-love and affection] the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **The Title is, at the Commitment Date, vested in: PAUL STEPHEN GAFFNEY, A MARRIED MAN WHO AQUIRED TITLE AS AN UNMARRIED MAN AND ELIZABETH WILKINSON GAFFNEY, MARRIED AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** does/do hereby quitclaim and convey unto **PAUL STEPHEN GAFFNEY AND CAITLIN GAFFNEY, HUSBAND AND WIFE AS JOINT TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** his/her/their heirs [its successors] and assigns, all of [my] [our] [Grantor's] right, title and interest in and to a certain tract or parcel of land located in DAVIDSON County, Tennessee and described as follows:

2423 CABIN HILL RD, NASHVILLE, TN 37214-1528

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. 20 ON THE PLAN OF SUNSET VIEW, SECTION 3, AS OF RECORD IN BOOK 2663, PAGE 44, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. SAID LOT NO. FRONTS 90 FEET ON THE SOUTHERLY SIDE OF CABIN HILL ROAD AND EXTENDS BACK 205 FEET ON THE WESTERLY LINE AND 199.6 FEET ON THE EASTERLY LINE TO A DEAD LINE, MEASURING 104.8 FEET THEREON. PARCEL: 073-16-0-040.00 BEING THE SAME PROPERTY CONVEYED TO PAUL STEPHEN GAFFNEY, UNMARRIED AND ELIZABETH WILKINSON GAFFNEY, MARRIED AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP BY DEED FROM KAREN NELSON, A SINGLE PERSON RECORDED 04/03/2018 IN DEED INSTRUMENT NO. 201804030031062, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is [improved/unimproved] property known as 2423 CABIN HILL RD.
Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.
IN WITNESS WHEREOF, the Grantor has [Grantors have] caused this instrument to be executed on this 5 day of March, 2021

PAUL STEPHEN GAFFNEY

ELIZABETH WILKINSON GAFFNEY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, PAUL STEPHEN GAFFNEY, ELIZABETH WILKINSON GAFFNEY , the bargainor with whom I am personally acquainted, and acknowledged that the foregoing document was executed for the purposes there in contained.

WITNESS my hand and official seal at Nashville, TN, this the 5 day of March, 2021

NOTARY PUBLIC
My Commission Expires: 9/21/24

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2099 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
(DG) $ ~~75,100~~ (assessed value)
0.00

Affiant DAVID GRAMMAR

Subscribed and sworn before me, this 13 day of October, 2021.

Travis Cousins
Notary 6/19/2024

Commonwealth of Pennsylvania - Notary Seal
TRAVIS COUSINS - Notary Public
Washington County
My Commission Expires Jun 19, 2024
Commission Number 1373108

Tennessee Certification of Electronic Document

I, LEA MILLER, 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 Mar 5, 2021 (date of document).

Affiant Signature

Oct 22, 2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 22 day of OCT, 2021.

Commonwealth of Pennsylvania - Notary Seal
Zachariah Dye, Notary Public
Allegheny County
My commission expires April 07, 2025
Commission number 1396198

Notary's Signature

MY COMMISSION EXPIRES: 04/07/2025

NOTARY'S SEAL