QUITCLAIM DEED

The actual consideration or value for this transfer is $ —

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 22 day of Nov., 2021.

Cheryl Denise Whitfield
NOTARY PUBLIC
My Commission Expires:
11/06/2024

CHERYL DENISE WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 763459 DEEDQC
11/30/2021 02:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211130-0158115

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
DEBRA L. GILPATRICK 1609 Hadley Ave. Old Hickory, TN. 37138	New Owner	053-08-0 / 107.00

FOR IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid, by DEBRA LANKFORD GILPATRICK, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **ROBERT MITCHELL ABERNATHY**, a married man, the GRANTOR herein, by these presents do transfer, QuitClaim and convey all my right title and interest, equitable and otherwise unto:

DEBRA LANKFORD GILPATRICK, unmarried, the GRANTEE herein, her heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee Being Lot No. 1 of Block 4, of Dabbs and Elliot Subdivision No. 1, Old Hickory, Tennessee, as shown of record in Book 547, page 97. Said Lot fronts 50 feet on The Westerly side of Elliott Avenue and faces 100 feet on 26TH Street.

Being all the same property conveyed to C.E. Lankford and wife Mildren A. Lankford By Deed from Raymond B Dorris & Wife Florence W. Dorris dated April 11, 1957, and of record in Book 2644, page 13, Register's Office for Davidson County Tennessee. The said C.E. Lankford having died September 11, 1981 leaving his wife Mildred A. Lankford as the surviving tenant by the entirety. Mildred A. Lankford, died March 31, 2007, testate, Davidson County probate Case 07P-997 and devised the property described herein to Robert Mitchell Abernathy and Debra Lankford Gilpatrick.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions of record in the Register's Office for Davidson County, TN, and otherwise, as may affect the property, including the following:

Real Property Taxes for the year 2021; All matters shown on the Plan of record in Book 547, page 97, said Register's Office.

This is improved property known as: 2600 Elliott Dr., Old Hickory, TN 37138.

Grantor makes Oath that the property described herein is not his principal residence, nor the residence of his spouse or any dependant, and this conveyance is not made to defeat the rights of any third party.

Sworn to and Witness my hand this 16th day of November, 2021.

ROBERT MITCHELL ABERNATHY

STATE OF TENNESSEE }
COUNTY OF Smith }

Personally appeared before me, JASON HALL, a Notary Public in and for said County and State, the within named ROBERT MITCHELL ABERNATHY the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument, for the purposes therein contained.

Sworn to and Witnessed before me this 16th day of November, 2021.

NOTARY PUBLIC
My Commission Expires: 1-15-24

JASON HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SMITH

****

QUITCLAIM DEED

From:
ROBERT MITCHELL ABERNATHY

To:
DEBRA LANKFORD GILPATRICK.

Property:
1609 Hadley Ave.
Old Hickory, TN. 37138

This Instrument was Prepared by:
Leroy Johnston Ellis IV
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory Tennessee 37138
(615) 847-2000
Johnny@LjeLaw.com

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 Nov 16 2021.

Leroy Johnston Ellis, IV, Affiant

Nov 22, 2021
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 11/00/2024

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com