Karen Johnson Davidson County
Batch# 778942 DEEDQC
12/22/2021 02:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211222-0169398

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Paige Gallagher 811 Broadmoor Drive Nashville, TN 37216	New Owner	061-07-0-031.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Eric John Cross, unmarried** by these presents does hereby quitclaim and convey unto **Paige Greenoak Gallagher, unmarried,** their heirs, successors and assigns, their rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 10 of Block "I" on the Plan of Broadmoor, Section 2 of record in Book 547, Pages 174 and 175, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sean Kovanda, an unmarried man, by Warranty Deed, from Andrew Beckey, unmarried, dated August 23, 2017, of record in Instrument No. 20170831-0089563, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paige Greenoak Gallagher, an unmarried woman and Eric John Cross, an unmarried man, as joint tenants with right of survivorship, by Warranty Deed, dated July 23, 2021 and recorded on July 28, 2021, of record in Instrument No. 20210728-0101225, Register's Office for Davidson County, Tennessee.

Being also known as 811 Broadmoor Drive, Nashville, TN 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 17th day of December 2021.

Affiant

My commission expires: 7/13/2024
(Affix Seal)

Notary Public

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 17th day of December, 2021.

Eric John Cross

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Eric John Cross,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 17th day of December 2021.

Notary Public

My Commission Expires: 7/13/2024

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 12/17/2021 (date ~~of document~~).

Affiant Signature

12/17/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 17th day of December, 2021.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES MAY 5, 2025

NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025