QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 791121 DEEDQC
01/14/2022 11:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220114-0005996

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 day of _____, 2021.

Notary Public
MY COMMISSION EXPIRES: 4-13-2

(AFFIX SEAL)

MORGAN O'NEILL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gavin DeGraw	SAME AS NEW OWNER	093061C127CO
(NAME) 555 Church Street Unit 2307	(NAME)	
(ADDRESS) Nashville, TN 37219	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Joseph Wayne DeGraw, Successor Trustee of the John Wayne DeGraw Revocable Trust,** hereinafter called the Grantor(s), has quitclaimed **Gavin DeGraw,** hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Real property in Davidson County, Tennessee, being Unit No. FU-2305, together with the appurtenant interest in the common elements of Cumberland Penthouses, a Condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20050405-0037081, Register's Office for Davidson County, Tennessee, as amended and restated by Amended and Restated Master Deed, of record as Instrument No. 20050527-0060253; First Amendment of record in Instrument No. 20090320-0025437 and Second Amendment of record as Instrument No. 20120820-0074399, said Register's Office, said Unit being depicted on the Condominium Plat attached as Exhibit C to the aforementioned Master Deed, as amended and restated.

Being the same property conveyed to JOHN W. DEGRAW AND LYNNE DEGRAW, HUSBAND AND WIFE, by deed from HARDIN-MILLER PROPERTIES, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, of record as Instrument No. 20121128-0109276, dated November 19, 2012, said Register's Office.

The said Lynne DeGraw having since died on September 1, 2017, leaving John W. DeGraw as her surviving spouse and tenant by the entirety.

The said John W. DeGraw having since died on July 2, 2020. Per Last Will and Testament of John Wayne DeGraw, Docket No. 20P1966, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), said property is devised to Gavin DeGraw through the John Wayne DeGraw Revocable Trust, Joseph Wayne DeGraw, Successor Trustee. See Certification of Trust of record in Instrument No. _202201140005995_, said Register's Office.

John Wayne DeGraw being one in the same as John W. DeGraw.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 555 Church Street, Unit 2305, Nashville, TN 37219.

Witness my hand this 17th day of December, 2021.

John Wayne Revocable Trust

BY: _____
Joseph Wayne DeGraw, Successor Trustee

State of Nevada
County of CLARK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Wayne DeGraw with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Successor Trustee of the John Wayne Revocable Trust, and in his capacity as such Successor Trustee, acknowledged that he executed the within instrument for the purposes therein contained.

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

_____
Notary Public
My commission expires: 12-13-2025

KAREN L. PATTON
Notary Public
State of Nevada
Appt. No. 98-0302-1
My Appt. Expires Dec. 13, 2025

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 12-17-21.

Date

Celia Stewart-Rouse

Affiant Signature

12-17-21

Date

State of Tennessee

County of Wilson

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

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

