Karen Johnson Davidson County
Batch# 798553 DEEDQC
02/01/2022 02:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220201-0011699

This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Chad W Gill 301 Demonbreun St., Unit 308 Nashville, TN 37201	NEW OWNER	093-06-0A-022.00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lauren A Gill** "the Grantor," conveys and quitclaims unto **Chad W Gill** "the Grantees," the following described real estate in Davidson County, Tennessee:

A Certain Condominium Apartment in the First Civil District of Nashville, Davidson County, Tennessee, Known as Unit No. 308 of the Horizontal Property Regime of Encore, A Residential Condominium of record as Instrument No. 20080225-0018429 as amended in Instrument No, 20151203-0122000; and Master Deed for Encore, A Master Condominium of Record as Instrument No. 20080225-0018425, Amended at Instrument Nos, 2011104-0086473 and 20111215-0097929, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description property.

Being the same property conveyed to Chad W Gill and Lauren A Gill, by deed dated February 10, 2020, and recorded February 18, 2020, SPH Property One LLC, a Delaware Limited Liability Company, of record in Instrument No. 20200218-0017481 in the Register's Office for Davidson County, Tennessee. (Consideration for conveyance in the amount of $278,500.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 27th day of January, 2022.

Lauren A Gill (SEAL)
Lauren A Gill

STATE OF TENNESSEE)
)
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said State and County, Lauren A Gill, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 27th day of January, 2022.

MARGARET YOUNG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 7/29/2024

Notary Public
My commission expires: _____

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $0.00.

Kaylan Gillett
(Affiant)

Notary Public My commission expires: _____

MARGARET YOUNG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 7/29/2024

Certificate of Authenticity

I, Joshua A. Terry, 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 1/27/2022.

Affiant Signature

1/28/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/28/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON