Karen Johnson Davidson County
Batch# 801740 DEEDQC
02/08/2022 11:41:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220208-0014419

File Number: CL21242889R

After Recording Return To:
Avenue 365 Lender Services, LLC
1100 Virginia Drive, Suite 130
Fort Washington, PA 19034

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Michelle Dixon Gillis, 4824 Enoch Drive, Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 161-10-0B-195-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Michelle Dixon Gillis who took title as Michelle Donice Thompson, formerly unmarried, joined by spouse **Julian T. Gillis**, whose mailing address is **4824 Enoch Drive, Nashville, TN 37211**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Michelle Dixon Gillis**, married, hereinafter grantee, whose tax mailing address is **4824 Enoch Drive, Nashville, TN 37211**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

BEING LOT NO. 41 ON THE FINAL PLAT OF VILLAGES OF BRENTWOOD, PHASE ELEVEN OF RECORD IN BOOK 9700, PAGE 949, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PREMISES CONVEYED UNTO SHEILA D. TERRELL, AN UNMARRIED WOMAN, AND JUSTIN R. BRICKELL, AN UNMARRIED MAN, BY VIRTUE OF WARRANTY DEED FROM VICTORIA ANN CATHEY, DATED JULY 31, 2019, RECORDED AUGUST 1, 2019, IN INSTRUMENT: 20190801-0076158 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

AFFIDAVIT OF SCRIVENER'S ERROR DATED 1/17/2020, RECORDED 1/22/2020 IN INSTRUMENT #20200122-0007812

PARCEL ID: 161-10-0B-195-00

FOR INFORMATIONAL PURPOSES ONLY: COMMONLY KNOWN AS 4824 ENOCH DRIVE, NASHVILLE, TN 37211

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

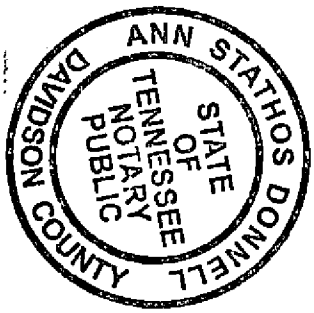
Executed by the undersigned on January 7, 2022

Michelle Dixon Gillis who took title as Michelle Donice Thompson

Michelle Dixon Gillis who took title as Michelle Donice Thompson

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on January 7, 2022 by **Michelle Dixon Gillis who took title as Michelle Donice Thompson** who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Notary Public
My Com Exp 09/02/24

Executed by the undersigned on January 7, 2022.

Julian T. Gillis

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on January 7, 2022 by **Julian T. Gillis** who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has ~~acknowledged~~ that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

My Com Exp 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of TN
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me

This 7 day of January, 2022.

Julian T Gillis
Affiant

Julian T Gillis
Print Name

Michelle Dixon Gillis who took title as Michelle Donice Thompson
Affiant

Michelle Dixon Gillis who took title as Michelle Donice Thompson
Print Name

(Seal)

Notary Public

My commission expires:

6/9/2024

Ann Stathos Donnell
Print Name

CTIC# _____

ANN STATHOS DONNELL
DAVIDSON COUNTY
STATE OF TENNESSEE
NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Samantha Herrmann, 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 1/7/2022 (date of document).

Samantha Herrmann
Affiant Signature

1/19/2022
Date

State of Pennsylvania

County of Montgomery

Sworn to and subscribed before me this 19TH day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: May 17, 2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Montgomery County
My commission expires May 17, 2023
Commission number 1262568
Member, Pennsylvania Association of Notaries