QUITCLAIM DEED

This instrument was prepared without the benefit of a Title Examination and on information provided by the parties. No representation regarding the state of this Title is made by the preparer.

STATE OF Maryland

COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00.

SWORN AND S
DAY OF ____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Sharon M Gellin, Affiant
Subscribed and sworn before me this the
11 Day of March, 2022
A. Hayes, Deputy Register

My Commission Expires: ____

Karen Johnson Davidson County
Batch# 820254 DEEDQC
03/11/2022 10:57:55 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220311-0028578

THIS INSTRUMENT WAS PREPARED BY
Property Title Services, LLC.
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075

Gellin and Jackson Properties, LLC	Send Tax Bills To: **New Owner**	Tax ID#: **61-12-55**
1235 Plymouth Ave		
Nashville TN 37216		

For and in consideration of the sum of $10.00, consisting of cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **We, Sharon Gellin and Bruce Gellin, wife and husband** hereinafter called the Grantor, have bargained and sold, and do hereby Quitclaim and convey unto **Gellin and Jackson Properties, LLC,** hereinafter called the Grantee, his heirs and assigns, all of my/our right, title and interest in and to the following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

BEING LOT NO 35 ON THE PLAN OF EASTDALE PLACE, RESUBDIVISION, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 974, PAGE 22, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SHARON GELLIN AND BRUCE GELLIN, WIFE AND HUSBAND FROM LORELLE OSBORNE BILLINGSLEY BY WARRANTY DEED ON NOVEMBER 2, 2012, AND RECORDED ON NOVEMBER 27, 2012 IN INSTRUMENT NUMBER 20121127-0108715 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is (X) improved property: **1235 PLYMOUTH AVE NASHVILLE TN 37216**
( ) unimproved property known as:

Witness my hand this 19th day of February, 2022

Sharon Gellin
SHARON GELLIN

STATE OF Maryland

COUNTY OF Montgomery

Personally appeared before me, the undersigned, A Notary Public in and for said County and State, the within named **SHARON GELLIN,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the with instrument for the purposes therein contained. Witness my hand and official seal at Bethesda, Maryland, this 19th day of February, 2022.

Emmanuel Mi Vicente
Notary Public
My Commission Expires: 10/03/2022

EMMANUEL M. VICENTE
Notary Public
Montgomery County
Maryland
My Commission Expires Oct. 03, 2022

BRUCE GELLIN

STATE OF Maryland

COUNTY OF Montgomery

Personally appeared before me, the undersigned, A Notary Public in and for said County and State, the within named **BRUCE GELLIN**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the with instrument for the purposes therein contained. Witness my hand and official seal at Bethesda, Maryland, this 19th day of February, 2022.

Notary Public
My Commission Expires: 10/03/2022

EMMANUEL M. ViCENTE
Notary Public
Montgomery County
Maryland
My Commission Expires Oct. 03, 2022