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.

Sharon Gellin
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th DAY OF March, 2022.

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

Notary Public
My Commission Expires: 10/03/2022

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#: **07204030200**
1442 McAlpine 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 THE NORTHERLY ONE-HALF OF LOT 7 OF BLOCK D ON THE MAP OF THE COUNTRY CLUB ESTATES, AS OF RECORD IN BOOK 843, PAGE 95, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO 7 FRONTS 50 FEET ON THE WESTERLY SIDE OF MCALPINE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 175 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO SHARON GELLIN AND BRUCE GELLIN, WIFE AND HUSBAND FROM JAMES E HART, SR AND BETTY J HART, HUSBAND AND WIFE BY WARRANTY DEED DATED AUGUST 10, 2012 AND RECORDED ON AUGUST 15, 2012 IN INSTRUMENT NUMBER 20120815-0073066.

Karen Johnson Davidson County
Batch# 828505 DEEDQC
03/25/2022 09:59:34 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20220325-0034593

This is (X) improved property: **1442 McALPINE AVE NASHVILLE TN 37216**
( ) unimproved property known as:

Witness my hand this _____ day of _____, 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 M. Vidal
Notary Public
My Commission Expires: 10/03/2022

[illegible]
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

CARRY NOEL M. VALENTE
Notary Public
Montgomery County
Maryland
My Commission Expires Oct 03, 2022