**Record and Return Mail To:**
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

Karen Johnson Davidson County
Batch# 838124 DEEDQC
04/11/2022 02:51:07 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220411-0041858

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Charles Bryan Gobbell, Trustee
Charles Bryan Gobbell Revocable Living Trust
3045 Woodlawn Drive
Nashville, TN 37215

Kelly M. Tronzo, Trustee
Kelly M. Tronzo Revocable Living Trust
3045 Woodlawn Drive
Nashville, TN 37215

Send Tax Bills To:
New Owners

Map and Parcel No.
10602000400

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Charles Bryan Gobbell and Kelly M. Tronzo**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer a sixty percent (60%) interest unto **Charles Bryan Gobbell, Trustee, Charles Bryan Gobbell Revocable Living Trust Agreement dated May 18, 2018** and transfer a forty percent (40%) interest unto **Kelly M. Tronzo, Trustee, Kelly M. Tronzo Revocable Living Trust Agreement dated May 18, 2018** ("Grantees"), in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Lot No. 3 in E.M. Matthews' Subdivision of land on the Stones River, or Chicken Pike, as shown on Plan Book 57, Page 112, Register's Office, Davidson County, Tennessee.

Said lot fronts about 50 feet on the South side of said pike, and runs back between parallel lines about 175 feet to a point.

The County, through condemning authority has taken the following portions of this lane:

Fee simple taking across full frontage 825 sq. ft. Easement taking across the full width of frontage 600 sq. ft. Fee simple taking of the south west corner in rear 750 sq. ft. Thus reducing the area of the remaining lot to 6575 sq. ft.

Being the same property conveyed to **Charles Bryan Gobbell, an unmarried man, and Kelly M. Tronzo, an unmarried woman, as joint tenants with right of survivorship**, by Warranty Deed dated July 10, 2020, from **Charles William Dorris a/k/a C.W. Dorris**, recorded in Instrument No. 20200713-0075953, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **1005 Elm Hill Pike, Nashville, TN 37210.**

(Legal description from prior deed of record).

**IN WITNESS WHEREOF**, the Grantors hereby affix their signatures on this the 1st day of April 2022.

**Charles Bryan Gobbell**

**Kelly M. Tronzo**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Charles Bryan Gobbell**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of April 2022.

Notary Public

My Commission Expires: 7/22/23

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 22, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Kelly M. Tronzo**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of April 2022.

Notary Public

My Commission Expires: 7/22/23

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 22, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 1st day of April 2022.

Notary Public

My Commission Expires: 7/22/23

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 22, 2023