Karen Johnson Davidson County
Batch# 843221 DEEDQC
04/20/2022 01:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220420-0045877

Name and Address of New Owner:
Tami J. Gallupe
251 Cedarview Drive
Antioch, TN 37013

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 16213021700

QUITCLAIM DEED

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, **The Tami J. Gallupe Revocable Trust dated August 22, 2017,** "the Grantor," convey and quitclaim unto **Tami J. Gallupe, unmarried woman a ten percent (10%) undivided interest and Palmer Gallupe, an unmarried man a ninety percent (90 %) undivided interest,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, State of Tennessee, being Lot No. 1 on the Plan of Monte Carlo Estates, Section 2-D, of record in Book 4955, Page 87, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Tami J. Gallupe, unmarried woman by Warranty deed from Gary W. Millrany, an unmarried person dated 9/24/2021 and filed of record in Instrument No. 20211201-0158301, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to The Tami J. Gallupe Revocable Trust dated August 22, 2017 by Quitclaim Deed from Tami J. Gallupe, unmarried woman dated 12/29/2021 and filed of record in Instrument No. 20220125-0009180, in the Register's Office for Davidson County, Tennessee.
>
> Improved property known as: 251 Cedarview Drive, Antioch, TN 37013

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

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.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 5th day of April, 2022.

The Tami J. Gallupe Revocable Trust dated August 22, 2017

Tami J. Gallupe (SEAL)
Tami J. Gallupe Trustee

STATE OF South Dakota
COUNTY OF Davison

On this 5th day of April, 2022, before me personally appeared **Tami J. Gallupe, Trustee of The Tami J. Gallupe Revocable Trust dated August 22, 2017**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of April, 2022.

Patricia A. Schaefers
Notary Signature
My commission expires: 07-06-22

PATRICIA A. SCHAEFERS NOTARY PUBLIC SEAL STATE OF SOUTH DAKOTA

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **-0-**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

~~Gary W. Military~~ Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 14th day of April, 2022.

Notary Signature
My commission expires:

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 4/5/22 (date of document).

Affiant Signature

4/14/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212