Karen Johnson Davidson County
Batch# 847984 DEEDQC
04/29/2022 09:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220429-0049636

Name and Address of New Owner:
Rodney Gilbert and Linda Gilbert
945 Seymour Avenue
Nashville, TN 37206

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 82 4 405.00

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, **Rodney Gilbert, an unmarried man** "the Grantor," convey and quitclaim unto **Rodney Gilbert, unmarried and Linda Gilbert, joint tenants with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee :

BEING LOT NO. 13 ON THE PLAN OF A.W. HOOKER'S ADDITION TO EAST NASHVILLE, OF RECORD IN BOOK 57, PAGE 131, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RODNEY GILBERT, AN UNMARRIED MAN BY QUITCLAIM DEED FROM LINDA GILBERT, RECORDED ON AUGUST 12, 2021 AND OF RECORD IN INSTRUMENT NO. 20210813-0109736, REGISTER'S OFFICE FOR DAVISON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO LINDA GILBERT AND RODNEY GILBERT BY QUITCLAIM DEED FROM LINDA GILBERT, UNMARRIED, RECORDED ON APRIL 30, 2021, OF RECORD IN INSTRUMENT NO. 20210430-0057978, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

BEING THE SAME PROPERTY CONVEYED TO LINDA G. GILBERT, UNMARRIED, BY WARRANTY DEED FROM BREANDA KAY KENNEDY, UNMARRIED, RECORDED ON DECEMBER 10, 1992, OF RECORD IN BOOK 8810, PAGE 583, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 945 SEYMOUR AVE., NASHVILLE, TN 37206.

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 GRANTEES, 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 15th day of September, 2021.

Rodney Gilbert (SEAL)
Rodney Gilbert

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Rodney Gilbert, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 15th day of September, 2021.

SHARON FERNANDEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Sharon Fernandez
Notary Public
My commission expires: 3/3/26

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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.

(Affiant)

Sworn to and subscribed before me this
15th day of September, 2021.

Sharon Fernandez
Notary Public
My commission expires: 3/3/26

SHARON FERNANDEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

File # 2021-3039

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 4/15/22 (date of document).

Affiant Signature

4/22/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 22 day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

