This Instrument Prepared by:
Banker Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 857514 DEEDQC
05/18/2022 09:50:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220518-0057250

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
Mildred L. Gallaher	NEW OWNER	043-09-0-341.00
313 Delaware Avenue		
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, I, **Warren Scott Gallaher,** the **Grantor** herein, by these presents do hereby **QUITCLAIM** and **CONVEY** unto **Mildred L. Gallaher, unmarried,** the **Grantee** herein, her successors and assigns, all of my right, title, and interest in and to the following described real property in Davidson County, Tennessee:

A tract of land in the 11th Civil District of Davidson County, Tennessee, being known as a part of the Bixler Property described partly according to a copy of a survey made by Geo. W. Watkins, Surveyor, dated June 28, 1955, and described as follows:

Beginning at a point in the Westerly margin of Delaware Avenue 99.5 feet North of the North margin of Burrwood Street; thence Westerly 200 feet to a point which is 109 feet North of the North margin of Burrwood Street; thence North 13 degrees 30 minutes East 109 feet to a point, being the Southwest corner of the property conveyed to Glenn Dixon and wife, by deed from Lula Huffines, of record in Book 2345, Page 412, Register's Office for said County; thence with Dixon's South line North 85 degrees 05 minutes East 200 feet to an iron pin in the West margin of Delaware Avenue; thence with the margin of the same Southerly 100 feet to the point of beginning.

Being the same property conveyed to Joe L. Gallaher and Mildred L. Gallaher by Warranty deed from Jackie G. Riggsbee and wife, Wanda A. Riggsbee of record in Book 5346, page 615, Register's Office for Davidson County, Tennessee, dated October 04, 1978 and recorded on October 05, 1978. Joe L. Gallaher, also known as Joseph Gallaher, died as a widower on June 24, 1996, leaving his daughter, Mildred L. Gallaher, and his three (3) grandsons, namely Larry Gallaher, Warren Gallaher, and Gary Gallaher, as his sole heirs at law.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this

property.

This instrument prepared based upon information provided by Grantors. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

This is improved real property with a mailing address of: 313 Delaware Avenue, Madison, TN 37115.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 10th day of May, 2022.

Warren Scott Gallaher

Warren Scott Gallaher

STATE OF Alabama)
COUNTY OF DeKalb)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Warren Scott Gallaher,** 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 the 10th day of May, 2022.

Notary Public

BRIANNA KILGO NOTARY PUBLIC ALABAMA STATE AT LARGE

My Commission Expires: My Commission Expires 10-08-24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Catherine Clearwater

Affiant

Subscribed and sworn to before me this 10 day of May, 2022.

Notary Public

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

My Commission Expires:_____