Karen Johnson Davidson County
Batch# 857665 DEEDQC
05/18/2022 11:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220518-0057466

THIS INSTRUMENT PREPARED BY:

GLENN S. MACBETH, Attorney at Law
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:

Kari R. Tate
805 Silverbrook Court
Nashville, TN 37221

SEND TAX BILLS TO:
NEW OWNERS

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND GATEWAY TITLE SERVICES, LLC, AND ITS ATTORNEYS, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

QUITCLAIM DEED

(Map 126-16-0A; Parcel 318.00)

THIS INSTRUMENT made and entered into on this the 5 day of May, 2022, by and between, **JOHNATHAN TATE,** ("Grantor"), and **KARI TATE, A/K/A KARI R. TATE,** ("Grantee"); pursuant to Final Decree of Divorce, Case Number 21D330, filed July 14, 2021, in the Third Circuit Court of Davidson County, Tennessee.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transfers, releases, relinquishes, and quitclaims unto Grantee, Grantee's heirs and assigns, all Grantor's right, title and interest in and to the following described real estate, to wit:

LAND located in Davidson County, State of Tennessee, being all of Lot No. 219, on the Plan of Final Plat of Riverwalk, Phase 2C, of record in Instrument No. 20040130-0011799, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Johnathan Tate and Kari Tate, husband and wife, by Warranty Deed dated July 22, 2019, from Philip J. Vacca, Jr. and Cheri A. Vacca, husband and wife, recorded July 25, 2019, in Instrument No. 20190725-0073176, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS is improved property known as 805 Silverbrook Court, Nashville, TN 37221.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her signature on this the 5th day of May, 2022.

JOHNATHAN TATE

STATE OF TENNESSEE)
COUNTY OF Sevier)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Johnathan Tate**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Sevierville, TN, this 5th day of May, 2022.

Notary Public

My Commission Expires: 5-21-2024

CAROLINE MCGILL
STATE OF TENNESSEE NOTARY PUBLIC
SEVIER COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Sevier)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.

Affiant

Sworn to and subscribed before me this 5th day of May, 2022.

Notary Public

My Commission Expires: 5-21-2024

CAROLINE MCGILL
STATE OF TENNESSEE NOTARY PUBLIC
SEVIER COUNTY

File No.: GTS1-2022-199

True Copy Certification

I, Jenah Gunter, 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 the 5th day of May, 2022.

Affiant Signature

5.5.2022

Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 5 day of May, 2022.

Notary's Signature

My Commission Expires: 8-19-23

Notary' Seal (if on paper)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY