THIS INSTRUMENT PREPARED BY:
Momentum Title, LLC
2500 21st Ave S., Suite 102
Nashville, TN 37212
5-16883-TC

Karen Johnson Davidson County
Batch# 859529 DEEDQC
05/20/2022 10:10:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220520-0058682

Address New Owner As:	Send Tax Bills To:	Map-Parcel Number(s)
Stephen Louis Gill and James Anthony Yochim 1909 12th Avenue North Nashville, TN 37208	New Owner	081 07 0 341.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

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

Notary Public

My Commission Expires: 3/3/26
(Affix Seal)

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Michael Overby, unmarried and Stephen Louis Gill, unmarried,** hereinafter referred to as the Grantors, has this day quitclaim unto **Stephen Louis Gill, unmarried and James Anthony Yochim, unmarried, as joint tenants with right of survivorship,** hereinafter referred to as the Grantees, and Grantees' successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 94, on the Plan of Cephas Woodard Subdivision of Lots No: 5 and 6 Woodard Plan of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more completion description of said property.

Being the same property conveyed to Michael Overby and Stephen Louis Gill, joint tenants, by Warranty Deed from Millionaires Institution, LLC, a Nevada limited liability company, of record in Instrument No. 20190322-0026089, in the Register's Office of Davidson County, Tennessee, dated March 15, 2019 and recorded on March 22, 2019.

This is improved property known as: **1909 12th Avenue North, Nashville, Tennessee 37208.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statue.

IN WITNESS WHEREOF, this instrument has been executed this the 9th day of May 2022.

GRANTORS:

Michael Overby

STATE OF Georgia
COUNTY OF Gwinnett

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Michael Overby** the within named bargainor, with whom I am personally acquainted, and who, upon oath, acknowledged, that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 9th day of May 2022.

REGINA M. TAYLOR
Notary Public, Georgia
Gwinnett County
My Commission Expires
September 23, 2025

Notary Public
My Commission Expires: Sept. 23, 2025

Stephen Louis Gill

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Stephen Louis Gill** the within named bargainor, with whom I am personally acquainted, and who, upon oath, acknowledged, that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 12th day of May 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/3/26

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 May 16, 2022.

Tori Cole

Affiant Signature

Date: 5/16/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this May 16, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

