REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 862770 DEEDQC
05/25/2022 03:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220525-0060914

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 10 DAY OF May, 2022.D.

SEAL

NOTARY PUBLIC

COMMISSION EXPIRES:

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Gregory S. Pohl and Daniel Bray
1505 Dresden Circle
Nashville, TN 37215

NEW OWNER:
Gregory S. Pohl and Daniel Bray
1505 Dresden Circle
Nashville, TN 37215

QUIT CLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED.

This indenture is made and entered into this 10 day of May, 2022 between GREGORY S. POHL (hereinafter referred to as "GRANTOR") and GREGORY S. POHL and DANIEL S. BRAY, as tenants in common, (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, release, remise and quitclaim unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

LAND in Davidson County, Tennessee and being lot No. 121 on the Plan of Bransford Realty Company's West End Heights Subdivision as of record in Book 332, Pages 124 and 125, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 121 fronts 60 feet on the southerly side of Orleans Drive, and runs 165 feet on the easterly line, and 176 feet on the westerly line, to Love Circle, and shows 70 feet on said Love Circle.

BEING the same property conveyed to Gregory S. Pohl by quitclaim deed from Daniel S. Bray and Gregory S. Pohl, a married couple, recorded on May 14, 2021 as Document number #20210514-0065506 in the Register's Office for Davidson County.

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 3309 Orleans Drive, Nashville, TN 37212.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

GREGORY POHL

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared GREGORY POHL, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 10 day of May, 2022.

SEAL

R. W. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 02-25-2023

NOTARY PUBLIC
COMMISSION EXPIRES:_____

Certificate of Authenticity

I, Jamika Jones, 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 5/10/2022.

Date

Jamika Jones
Affiant Signature

05/13/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 13th day of May, 2022.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202205250060914