Karen Johnson Davidson County
Batch# 900610 DEEDQC
08/08/2022 04:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220808-0090275

Prepared By and Return To:
Concord Title
3000 Meridian Blvd., Suite 290
Franklin, TN 37067

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION. CONCORD TITLE LLC, SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE ACCURACY OF THE FACTS STATED HEREIN

State of Tennessee
County of Williamson

The actual consideration of true value whichever is greater is $0.00

Affiant

BETHANY D SCOTT NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES MARCH 28, 2026

Subscribed and sworn to before me this 8th day of August, 2022.

Notary Public
My Commission Expires: 3-28-2026

QUIT CLAIM DEED

OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Wyatt Tiffany 1595 Peerman Drive Nashville, TN 37206	Wyatt Tiffany 1595 Peerman Drive Nashville, TN 37206	083-14-274.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I, **Gator Dunn LLC, a Tennessee limited liability company** HEREINAFTER CALLED THE GRANTOR, DO HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL MY RIGHT, TITLE AND INTEREST UNTO, **Wyatt Tiffany and Audrey Tiffany, husband and wife** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 374 on the Plan of the Edgefield Land Company's Third Subdivision, as of record in Book 57, page 152, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michelle Gentry, unmarried by deed from Finis J. Glass and wife, Grace L. Glass, dated January 31, 1986, of record in Book 6777, page 711, Register's Office for Davidson County, Tennessee.

The said Michelle Gentry having since died intestate on August 11, 2019 and pursuant to Affidavit of Heirship of record in Instrument No. 20220804-0088927, said Register's Office, her sole heirs at law being Leslie Dorothy Hunt, Linda Bradshaw Gaulden, Elaine Bradshaw Pinkerton, Charles S. Soper, Carol Jean Soper Lawrence, Robert Anthony Teal and Steven Derek Harwell.

Being the same property conveyed to Gator Dunn, LLC, a Tennessee limited liability company by deed from Leslie Dorothy Hunt, Linda Bradshaw Gaulden, Elaine Bradshaw Pinkerton, Charles S. Soper, Carol Jean Soper Lawrence, Robert Anthony Teal and Steven Derek Harwell, the Heirs to the Estate of Michelle Gentry, dated May 27, 2022, of record in Instrument No. 20220610-0066127, and as corrected by Deed of Correction of record in Instrument No. 20220804-0083928, Register's Office for Davidson County, Tennessee.

Being also known as 1913 Boscobel Street Nashville, TN 37206.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 8 day of Aug, 2022.

Gator Dunn LLC

BY: Wyatt Tiffany
ITS: Managing Member

BY: Audrey Tiffany
ITS: Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared **Wyatt Tiffany and Audrey Tiffany**, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the managing member of **Gator Dunn LLC,** the within named bargainor, and that he/she as such managing member being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its managing member.

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Notary Public
My Commission Expires:

Certificate of Authenticity

I, **Nick Harris**, 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 **August 8, 2022**.

Affiant Signature

8-8-2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **8th** day of **August**, 2022.

Notary's Signature

My Commission Expires: 3-28-2026

