Karen Johnson Davidson County
Batch# 904041 DEEDQC
08/16/2022 10:35:45 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220816-0092672

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

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
Christina Nichole Gilmore 4885 Robertson Road #304 Carlsbad, CA 92010	New Owner	105-11-2D-036.00-CO

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, **Chris Kirk Danner, a single person,** the **Grantor** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** unto **Christina Nichole Gilmore, f/k/a Christina Nichole Danner,** the **Grantee** herein, her successors and assigns, all of his right, title, and interest in and to the following described real property in Davidson County, Tennessee:

A certain condominium located in Davidson County, Tennessee, being Unit No. A13-202 of Southgate Condos, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Southgate Condos of record in Instrument Number 20180118-0005186, amended at Instrument No. 20190613-0057134, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit D to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit C to said Master Deed.

Being the same property conveyed to Chris Kirk Danner and Christina Nichole Danner, husband and wife, by Warranty Deed from Southgate Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20191227-0133495 Register's Office for Davidson County, Tennessee, dated December 19, 2019 and recorded on December 27, 2019. This is a transaction that is exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Judgment for Dissolution in that certain case styled ***Christina N. Danner v. Christopher Danner, Case Number 19FL009432N in the Superior Court of California, County of San Diego.***

This is improved real property with a mailing address of: 1608 Marshall Hollow Drive #202, Nashville, Tennessee 37203.

[SIGNATURE PAGE TO FOLLOW]

HS

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

Chris Kirk Danner

Chris Kirk Danner

STATE OF Texas)
COUNTY OF Harris) Notarized online using audio-video communication

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Chris Kirk Danner,** 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 August, 2022.

Terrie Freeman

Notary Public

My Commission Expires: 03/03/2024

NOTARY PUBLIC STATE OF TEXAS

Terrie Freeman

ID NUMBER
132385408
COMMISSION EXPIRES
March 3, 2024

Attached to and Becoming Part of: 1608 Marshall Hollow Drive 202, Nashville, TN 37203
Document: Quitclaim Deed / Pages: 2; Date of Document: 08/10/2022

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Judgment for Dissolution in that certain case styled ***Christina N. Danner v. Christopher Danner, Case Number 19FL009432N in the Superior Court of California, County of San Diego*** and that there was no other consideration given for the transfer.

Tracey Perry

Affiant

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

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

Notary Public

My Commission Expires:

True Copy of Certification

I, Hillary Smith, 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 is a true and correct copy of the original document executed and authenticated according to law on August 15th, 2022.

Signature

Date: 8/15/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn and subscribed before me this the 15 day of August, 2022.

M. Catherine Clearwaters
Notary Public

My commission Expires: 1-6-25

SEAL

