Karen Johnson Davidson County
Batch# 909672 DEEDQC
08/30/2022 11:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220830-0097719

QUITCLAIM DEED

FROM: LUKE GLADDERS GEBHARD, being one and the same as LUKE GEBHARD

TO: LYSBETH DICKEY GEBHARD, being one and the same as LYSBETH GEBHARD

This instrument was prepared by:
Sadie R. Davis, Esq.
Marissa Moses Russ, Esq.
205 23rd Avenue North
Nashville, Tennessee 37203

ADDRESS NEW OWNER:
Lysbeth Dickey Gebhard
1000A Woodmont Blvd.
Nashville, TN 37204

SEND TAX BILLS TO:
Lysbeth Dickey Gebhard
1000A Woodmont Blvd.
Nashville, TN 37204

MAP-PARCEL NO.
118-09-0J-001.00-CO

AFFIDAVIT

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 Marital Dissolution Agreement in that certain case styled LYSBETH DICKEY GEBHARD v. LUKE GLADDERS GEBHARD, Fourth Circuit Court for Davidson County, Tennessee, Docket No. 21D-1937 and that there was no consideration given for the transfer.

LYSBETH DICKEY GEBHARD, Grantee

Sworn to and subscribed before me, this the 25th day of August, 2022.

PENNY J. SANDERS
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 10/2/23

This transaction is exempt from tax pursuant to T.C.A. §67-4-409(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case in the Circuit Court for Davidson County, Tennessee, Docket No. 21D-1937, **LUKE GLADDERS GEBHARD**, being one and the same as **LUKE GEBHARD** has bargained and sold, and by these presents does quitclaim unto the said **LYSBETH DICKEY GEBHARD**, being one and the same as **LYSBETH GEBHARD**, her heirs, successors and assigns, all of his right, title and interest in and to certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Edalat Townhomes of record as Instrument No. 20170329-0030567 and being shown on Plat attached thereto as Exhibit "C," in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Warranty Deed from Nosrat Soltani, Trustee of the Nosrat Soltani Living Trust, to Luke Gebhard and Lysbeth Gebhard, husband and wife, dated July 8, 2019, and recorded July 10, 2019, as Instrument No. 20190710-0066995, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 1000A Woodmont Blvd., Nashville, TN 37204

WITNESS my hand, this 22 day of AUGUST, 2022.

LUKE GLADDERS GEBHARD, Grantor

LYDIA K. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 7, 2024

STATE OF TENNESSEE
COUNTY DAVIDSON

Personally, appeared before me, Lydia Kate Gregory (Notary Public), the within named LUKE GLADDERS GEBHARD, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that LUKE GLADDERS GEBHARD, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville (City), Tennessee (State), on this the 22 day of August, 2022.

Lydia K. Gregory
Notary Public
My Commission Expires: 5/07/24

Disclaimer

This instrument was prepared from information supplied by the parties. No title examination or settlement has been performed. Preparer of this document makes no warranties as to title on the property herein conveyed. This Quitclaim Deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.

True Copy Certification

I, Marissa M. Russ, 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 25, 2022.

Affiant Signature

Date: 8/30/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 30 day of August, 2022.

Notary's Signature

My Commission Expires: 3/3/25

Notary's Seal

AMBER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY