QUITCLAIM DEED

File #22-BB-4308-Cap

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 26 DAY OF August, 2022.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Katherine A. Colby and Bradley B. Gauchat	**Same as New Owner**	
(NAME)	(NAME)	
4308 Estes Rd.		**130 04 0 043.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHERINE A. COLBY, AN UNMARRIED PERSON**, hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **KATHERINE A. COLBY, AN UNMARRIED PERSON AND BRADLEY B. GAUCHAT, AN UNMARRIED PERSON, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 13, Map Of Comptonwood Subdivision, as shown on Plat of Record in Plat Book 974, Page 10, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Property

Also included in the above Described property is any portion of property that would have been sold/or acquired by Boundary Line Agreement recorded at Instrument No. 20080423-0041530, said Register's Office.

Being the same property conveyed to Travis W. Colby and Wife, Katherine A. Colby, By Warranty Deed from Stephen J. Heins and Elizabeth B. Heins, of Record in Instrument No. 20130409-0034989, in the Register's Office of Davidson County, Tennessee, dated April 04, 2013 and Recorded on April 09, 2013.

Being the same property conveyed to Katherine A. Colby, By Quitclaim Deed from Travis W. Colby, of Record in Instrument No. 20171218-0128509, in the Register's Office of Davidson County, Tennessee, dated December 08, 2017 and Recorded on December 18, 2017.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is ____ **unimproved** __X___ **improved** property known as: 4308 Estes Road, Nashville, TN 37215.

Karen Johnson Davidson County
Batch# 910806 DEEDQC
08/31/2022 02:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220831-0098376

Witness my/our hand(s) this the 26 day of August, 2022.

8.26.22

Katherine A. Colby

8.26.22

Bradley B. Gauchat

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of August, 2022, before me personally appeared Katherine A. Colby, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of August, 2022.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of August, 2022, before me personally appeared Bradley B. Gauchat, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of August, 2022.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Kathrine A. Colby and Bradley B. Gauchat

True Copy Certification

I, **Diane March,** 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 this the 26th day of August, 2022.

Affiant Signature
Date 08/26/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 26th day of August, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

