Name and Address of New Owner:
Send Tax Bills to:
Morrigan Alise Corbitt,
5755 Brentwood Trace
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 929931 DEEDQC
10/14/2022 12:47:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20221014-0112844

This Instrument Prepared By:

Tennessee Title Services LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122

Map & Parcel No: 042-06-0-006.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Peggie Werrbach, Tara Dawn Frazier,** "the Grantors," convey and quitclaim unto **Joshua Adam Corbitt** "the Grantees," the following described real estate in Davidson County, Tennessee:

Tract One:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Section Two, Bonnie-Brae of record in Book 2330, Page 123, in the Register's Office for said County.

Said Lot No. 50 which is a corner lot, fronts 211.0 feet on the Southerly margin of Nesbitt Drive and fronts 197.9 feet on the Westerly margin of Falcon Drive, said frontage being joined by a curve having a length of 39.27 feet, and extends back 220.45 feet on the Southerly line and 172.3 feet on the Westerly line to a point of intersections.

Tract Two:

Being a tract or parcel of land in the 11th Civil District, Davidson County, Tennessee, and more particularly described as Tract 50A in a survey by Howard George and Associates, dated July 28, 1981, as follows:

Beginning at a concrete monument found (the Southeast corner of Lot 49 and the Southwest corner of Lot 50, on the plan of Section Two, Bonnie-Brae Subdivision, of record in Book 2330, Page 123, R.O.D.C.); thence South 75 degrees 49 minutes 10 seconds East, 220.72 feet to a concrete monument set on the West right-of-way of Falcon Drive; thence South 83 degrees 14 minutes 30 seconds West, 219.51 feet to a concrete monument set; thence North 2 degrees 51 minutes 30 seconds East, 80.00 feet to the beginning, containing 0.199 acres more or less.

Being the same property conveyed to James T. Gardner and wife, Mildred A. Gardner by Warranty Deed from Chester E. Shumake and wife, Pauline P. Shumake of record in Book 4937, Page 966, Register's Office for Davidson County, Tennessee, dated August 01, 1975 and recorded on August 01, 1975. (Value of consideration shown in aforementioned deed $32,500.00.) Tract 1.

Being the same property conveyed to James T. Gardner and wife, Mildred A. Gardner by Warranty Deed from Raymond C. Walker, Jr. and wife, Marilyn D. Walker of record in Book 5781, Page 455, Register's Office for Davidson County, Tennessee, dated August 10, 1981 and recorded on August 12, 1981. (Value or consideration as shown in aforementioned deed $2,500.00.) Tract 2. The said James T. Gardner died on or about September 17, 1997, leaving Mildred A. Gardner as the surviving tenant by the entirety.

Being the same property conveyed to Annette M. Gardner by Quitclaim Deed from Mildred A. Gardner, reserving unto herself a life estate interest, of record in Instrument No. 20010419-0038903, Register's Office for Davidson County, Tennessee, dated April 16, 2001 and recorded on April 19, 2001. (Value of consideration shown in aforementioned deed $86,000.00.) The said Mildred A. Gardner died on or about May 26, 2018 thereby extinguishing her life estate interest. Reference is made to the Affidavit of Heirship for Mildred A. Gardner that names her daughter, Peggie Werrbach and grandson, Joshua Adam Corbitt, and granddaughter, Tara Dawn Frazier as her heirs, recorded in Instrument No. 202210140112842, Register's Office for Davidson County, Tennessee. Tract 1.

Being the same property conveyed to Annette M. Gardner by Quitclaim Deed from Mildred A. Gardner, reserving unto herself a life estate interest, of record in Instrument No. 20010419-0038902, Register's Office for Davidson County, Tennessee, dated April 16, 2001 and recorded on April 19, 2001. (Value of consideration shown in aforementioned deed $0.00.) The said Mildred A. Gardner died on or about May 26, 2018 thereby extinguishing her life estate interest. Tract 2. The said Annette Marie Gardner died May 16, 2009, with an estate administered in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 09P840. Reference is made to the Affidavit of Heirship for Annette M. Gardner that names her son, Joshua Adam Corbitt as sole heir, recorded in Instrument No. 202210140112843 Register's Office for Davidson County, Tennessee. Annette M. Gardner is aka Annette Marie Gardner. Tract 1 and 2

FOR INFORMATIONAL PURPOSES ONLY:
Being also known as 901 Nesbitt Lane, Madison, Tennessee 37115.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 28th day of ~~October,~~ September 2022.
KW

Peggie Werrbach (SEAL)
Peggie ~~Werrbach~~

_____(SEAL)
Tara Dawn Frazier

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Sumner

On this ~~7th~~ 28th day of ~~October,~~ September KW 2022, before me personally appeared Peggie Werrbach, 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 28th day of ~~October,~~ September KW 2022.

Katelyn Wilkerson
Notary Signature
My commission expires: 10-23-2023

KATELYN WILKERSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-23-2023

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~

On this 7th day of October, 2022, before me personally appeared Tara Dawn Frazier, 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 _____ day of October, 2022.

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 11 day of October, 2022.

_____
Notary Signature
My commission expires:

CHARLOTTE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 3-2-2025

202210140112844

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 23 day of ~~October,~~ September 2022.

_____ (SEAL)
Peggie Werrbach

_____ (SEAL)
Tara Dawn Frazier

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Montgomery

On this ~~7th~~ 23rd day of ~~October~~ September, 2022, before me personally appeared Peggie Werrbach, 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 23 day of October, 2022.

_____
Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Montgomery

On this ~~7th~~ 23rd day of ~~October~~ September, 2022, before me personally appeared Tara Dawn Frazier, 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 23 day of ~~October~~ September, 2022.

_____
Notary Signature
My commission ~~expires~~: 9/18/2024

BRANDY M. PEETZ
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 11 day of October, 2022.

_____
Notary Signature
My commission expires:

CHARLOTTE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 3-2-2025

Certificate of Authenticity

I, Joshua A. Terry, 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 9/28/2022.

Affiant Signature

10-12-2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10-12-2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON