Karen Johnson Davidson County
Batch# 943078 DEEDQC
11/18/2022 03:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221118-0122845

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
The Gilroy-Carneiro Revocable Living Trust dated 11-8-22 and Patricia Carneiro Pinto 300 First Avenue Apt 7D New York, NY 10009	New owner(s)	041-01-0A-134-00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Virginia Gilroy, a married woman***, by these presents does hereby quitclaim and convey unto, **Virginia Gilroy and Patricia Carneiro, as Trustees of the Gilroy-Carneiro Revocable Living Trust dated 11-8-22 as to a 50% interest and Patricia Carneiro Pinto, a married person, as to a 50% interest; as tenants in common**, their successors, representatives, and assigns, her rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Cobblestone Creek, Phase Three, of record in Plat at Instrument No. 20081023-0106163, 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 to Cody M. Roberts and Joanna R. Roberts, husband and wife by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20090320-0025062 and Scriveners Affidavit, record in Instrument No. 20090520-0046425 Register's Office for Davidson County, Tennessee, dated March 16, 2009 and recorded on March 20, 2009.

Being the same property conveyed to Virginia Gilroy, a married woman by Warranty Deed from Cody M. Roberts and Joanna R. Roberts, husband and wife of record in Instrument No. 20220325-0034770, Register's Office for Davidson County, Tennessee, dated March 15, 2022 and recorded on March 25, 2022.

Being also known as 5348 Ryan Allen Circle, Whites Creek, Tennessee 37189.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 18TH day of NOVEMBER, 2022.

Affiant

My commission expires: 7-7-25
(Affix Seal)

Notary Public

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

*This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 8th day of November, 2022.

Virginia Gilroy

Virginia Gilroy

STATE OF New York
COUNTY OF Rensselaer

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Virginia Gilroy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of November, 2022.

Notary Public

My Commission Expires: 04/19/2025

JACOB T. JAMESON
Notary Public, State of New York
No. 01JA6416464
Qualified in Washington County
Commission Expires April 19, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 November 18, 2022 (date of document).

Affiant Signature

November 18, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 18th day of November, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023