THIS INSTRUMENT PREPARED BY: Irwin J. Kuhn, McCracken-Kuhn, PLLC (615) 669-6859 Kuhn@McCracken.Law 4501 Charlotte Ave, #90743 Nashville, TN 37209 Karen Johnson Davidson County Batch# 952239 DEEDQC 12/15/2022 03:38:30 PM 3 pgs Fees: $17.00 Taxes: $0.00 20221215-0130133	STATE OF NEW YORK COUNTY OF WESTCHESTER The actual consideration for this transfer is: $0.00 MARTHA GINGRICH, Affiant Subscribed and sworn to before me, this 06 day of December, 2022. NOTARY PUBLIC TIFFANY J. E WHITE Notary Public - State of New York No. 01WH6391663 Qualified in Westchester County My Commission Expires May 13, 2023 My Commission Expires: 5/13/2023

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
JAMES A. GINGRICH 31 Elk Trail Asheville, NC 28804	New Owner	Map and Parcel No.: 104-09-0-W11-70-0C0

PURSUANT TO AND IN CONSIDERATION of the terms of a certain Marital Dissolution Agreement executed by the parties to be incorporated in the Final Decree of Divorce in the Third Circuit Court for Davidson County, Tennessee, in the case of *Martha Stevens Gingrich v. James Andrew Gingrich*, Docket Number 22D-1465, MARTHA GINGRICH has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said JAMES GINGRICH, his heirs, successors and assigns, all of her right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land lying in the Davidson County, Tennessee, being Lot No. 117 on the Final Plat of Richland Hall, Section II, formerly known as Welch Property Subdivision, Section II, of record In Plat Instrument No. 20160621-0062851, 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 James Gingrich and Martha Gingrich, husband and wife, by Special Warranty Deed from Mike Ford Custom Builders, LLC, a Tennessee limited liability company, dated August 29, 2018 and recorded August 30, 2018, of record in Instrument No. 20180830-0086070, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Mike Ford Custom Builders, LLC, a Tennessee Limited Liability Company by Quit Claim Deed dated 06/19/2015 from Welch College, a Tennessee non-profit Corporation of record in Instrument 201506190059102, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is improved property known as 3616 B West End Avenue, Nashville, Tennessee 37205.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 6 day of December 2022.

MARTHA GINGRICH, Grantor

STATE OF New York)
COUNTY OF Westchester)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named MARTHA GINGRICH, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6 day of December, 2022.

Notary Public

My Commission Expires: 5/13/2023

TIFFANY J. E WHITE
Notary Public - State of New York
No. 01WH6391663
Qualified in Westchester County
My Commission Expires May 13, 2023

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 6th day of December, 20 22.

Ernest D. Bennett, III, Affiant — December 15, 2022 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 15th day of December, 2022.

Commission Expires: September 2, 2024

Notary Public

