Karen Johnson Davidson County
Batch# 964131 DEEDQC
01/25/2023 08:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230125-0005582

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. *ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.*

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Thomas L. Gautsch	(NAME) NEW OWNER	105 02 1F 001.00 CO
(STREET ADDRESS) 959 9th Avenue South		
(CITY) (STATE) (ZIP) Nashville, TN 37203	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Thomas L. Gautsch and Lydia Michele Gautsch, husband and wife,** Grantor, does hereby quitclaim and convey unto **Thomas L. Gautsch,** the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. A, as shown on the plan entitled Master Declaration of Covenants, Conditions and Restrictions for 957 9th Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in

Instrument No. 20161122-0123173, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Thomas L. Gautsch and Lydia Michele Gautsch, husband and wife, from Land Development.com, Inc., a Tennessee corporation, by General Warranty Deed dated February 14, 2019, filed of record on February 21, 2019, in Instrument No. 20190221-0015717, in the Register's Office for Davidson County, Tennessee.

Lydia Michele Gautsch is also known as Michele Gautsch and is one and the same person.

The property address is commonly known as: 959 9th Avenue South, Nashville, TN 37203

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF SAN DIEGO

The actual consideration for this transfer is $-0-

Subscribed and sworn to before me this the 17 day of January, 2023.

D. LYTLE
COMM. #2331125
Notary Public - California
San Diego County
My Comm. Expires Aug. 19, 2024

Affiant

My commission expires: 8/19/2024
(Affix Seal)

Notary Public

Witness my hand this 23 day of January, 2023.

Thomas L. Gautsch

Lydia Michele Gautsch

□

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 23 day of January, 2023, before me personally appeared Thomas L. Gautsch, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

WITNESS my hand and official seal of office, this 23 day of January, 2023.

Brandi L. Wright
Notary Public
My Commission Expires: 8.19.2026

BRANDI L WRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On this 17 day of January, 2023, before me personally appeared Lydia Michele Gautsch, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

WITNESS my hand and official seal of office, this 17 day of January, 2023.

D Lytle
Notary Public
My Commission Expires: 8/19/2024

D. LYTLE
COMM. #2331125
Notary Public - California
San Diego County
My Comm. Expires Aug. 19, 2024

Y: wp/Misc Re Client Docs/Gautsch.959 9th Avenue South.qc

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 1/23/23 (date of document).

Affiant Signature

1/23/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 23rd day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

