Karen Johnson Davidson County
Batch# 964131 DEEDQC
01/25/2023 08:24:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20230125-0005584

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	083 13 4A 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 a/k/a 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, together

with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for 1508 Boscobel Homes, a Horizontal Property Regime with Private Elements of record in Instrument #20160524-0051922 and being shown on the Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas L. Gautsch and Lydia Michele Gautsch, husband and wife, from Third Coast Properties, LLC, by Warranty Deed dated November 3, 2017, filed of record on November 8, 2017, in Instrument No. 20171108-0115170, in the Register's Office for Davidson County, Tennessee.

Lydia Michele Gautsch and Michele Gautsch being one and the same person.

The property address is commonly known as: 1508A Boscobel Street, Nashville, TN 37206

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

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.

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 See attached

On this _____ day of January, 2023, before me personally appeared Lydia Michele Gautsch a/k/a 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

_____ day of January, 2023.

all attached
_____
Notary Public
My Commission Expires:

Y: wp/Misc Re Client Docs/Gautsch.1508A Boscobel Street.qc

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On 1/17/2023 before me, D. Lytle, Notary Public
(insert name and title of the officer)

personally appeared Lydia Michele Gautsch,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature D Lytle (Seal)

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

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

