Karen Johnson Davidson County
Batch# 971879 DEEDQC
02/17/2023 10:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230217-0011677

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
COMM. EXPIRES 10/21/2024

QUITCLAIM DEED

This instrument was prepared without the benefit of a Title Examination and on information provided by the parties. No representation regarding the state of this Title is made by the preparer.

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 16th DAY OF Feb 2023.

(Affix Seal) Notary Public

My Commission Expires: 10/21/24

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
Property Title Services, LLC.
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kristopher Gayden Nelson	SAME	142-9-D-132CO
1057 General George Patton Drive		
Nashville, TN 37221		

For and in consideration of the sum of $10.00, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **I/WE, GARY L. SESLER** hereinafter called the Grantor, have bargained, and sold, and do hereby Quitclaim and conveys all my/their right, title, and interest unto **KRISTOPHER GAYDEN NELSON, MARRIED,** hereinafter called the Grantee, his/her/their heirs and assigns, all of my/our right, title and interest in and to the following described Real Property in **DAVIDSON COUNTY, State of Tennessee**, described as follows, to wit:

Land in Davidson County, State of Tennessee, being Unit No. 1057, together with the Carport designated No. 1057-C, in River Plantation, Section Six, Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Six, Phase One, Condominium Apartments, as recorded in Book 5200, pages 359-360, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Six, Phase One, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 5794,page 526, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

BEING the same property conveyed to Phyllis L. Sesler and husband, Gary L. Sesler by deed from Claire M. McKinney, unmarried and Jennifer J. McKinney Frye, married of record in Instrument No. 20001018-0103147, recorded on 10/18/2000, Register's Office for Davidson County, Tennessee.

Phyllis L. Sesler having died on November 20, 2020, leaving Gary L. Sesler as surviving spouse.

This conveyance is subject to any and all existing restrictions and easements of record.

This is ( ) unimproved property known as:
(X) improved property known as: **1057 General George Patton Drive, Nashville, TN 37221.**

Witness my hand this 16th day of February, 2023:

Gary L. Sesler

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, the bargainor(s), **Gary L. Sesler** with who I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the within instrument, and who acknowledged the execution of the same to be **his/her/their** free act and deed.

Witness my hand and official seal at:

County of Davidson, State of TN, this 16th day of February, 2023.

Lori Buie
Notary Public

My Commission Expires: 8/21/23

LORI BUIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Linzy Lehn, 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 2/16/2023 (date of document).

Affiant Signature

2/17/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 17 day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024