Karen Johnson Davidson County
Batch# 975130 DEEDQC
02/28/2023 04:11:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230228-0014321

6309

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____- 0 - _____

Craig Steven Gonce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2023

Notary Public

Commission Expires _____

(Affix Seal)

(BLANK FOR REGISER'SOFFICE ENDORSEMENT)

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 7, 2023

THIS INSTRUMENT WAS PREPARED BY:
Lawyer's Escrow Service, Inc. , 2021 Richard Jones Road, Suite 220, Nashville, TN 37215
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	Parcel ID Number:
Craig Steven Gonce And William Allan Gonce 141 Stoners Glen Drive Hermitage, TN 37076	Rocket Mortgage PO Box 6577 Carol Stream, IL 60197	075-15-0A-141-00

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **CRAIG STEVEN GONCE** (hereinafter called the "Grantor"), for the express purpose of creating a tenancy by the entireties with my husband, **WILLIAM ALLAN GONCE,** by these presents do hereby grant, quitclaim and convey unto the said, **WILLIAM ALLAN GONCE** (hereinafter called the "Grantee"), and Grantee's heirs, successors and assigns, a one-half (1/2) undivided ownership interest as a tenant by the entireties with Grantor (or in the alternative as tenants in common with right of survivorship) in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 141, on the Plan of Phase One, Stoner's Glen, a Horizontal Property Regime with Private Elements, of record in Instrument #200005260052598, as corrected by Surveyor's Certificate of Correction in Instrument #200101170005055, Register's Office for said Davidson County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Craig Steven Gonce by Deed dated February 27, 2023 from Janice F. Yates, Trustee, UDT, Janice Yates Trust, recorded February 28, 2023, in Instrument Number 20230228-0014279, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 141 Stoners Glen Drive, Hermitage, TN 37067.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This conveyance is also subject to the Deed of Trust of record in Instrument No. 20230228-0014280 in said Register's Office.

IN WITNESS WHEREOF, I have hereunto set my hand this 27 day of February, 2023.

Craig Steven Gonce
CRAIG STEVEN GONCE, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named CRAIG STEVEN GONCE, the within named bargainor, with who I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed his signature to the within instrument, further upon oath acknowledging that he did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 27 day of February, 2023.

Commission Expires: _____

NOTARY PUBLIC

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2025

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 27 day of February, 2023.

Ernest D. Bennett, III 2-27-2023

Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 27 day of February, 2023

Commission Expires: _____

Notary Public

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT. 2, 2024