Karen Johnson Davidson County
Batch# 979824 DEEDQC
03/13/2023 11:57:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230313-0018021

THIS INSTRUMENT PREPARED BY:

Jacob R. Nemer, Esq.
LINDSEY AMONETTE NEMER + GLASSFORD, PLLC
One American Center
3100 West End Avenue, Suite 250
Nashville, Tennessee 37203

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Andrew Gerber 704 Aviemore Close Nashville, TN 37220	**Andrew Gerber** 704 Aviemore Close Nashville, TN 37220	161-01-0B-008.00-CO

FOR AND IN CONSIDERATION of the sum of Zero and No/100 ($0.00) Dollars, this conveyance being an adjustment of property rights between divorcing parties, pursuant to Tenn. Code Ann. §67-4-409, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Calley Gerber** (hereinafter "Grantor") does hereby assign, transfer, convey and quitclaim unto **Andrew Gerber** (hereinafter "Grantee"), any interest she has or may have in certain real estate located in Davidson County, Tennessee, which is more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 8 ON THE PLAN OF FINAL PLAT OF PHASE ONE, ABERDEEN WOODS (A PLANNED UNIT DEVELOPMENT) OF RECORD IN PLAT BOOK 9700, PAGE 589, 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 ANDREW GERBER AND CALLEY GERBER, HUSBAND AND WIFE, BY WARRANTY DEED FROM ANN CROSS, AN UNMARRIED WOMAN, OF RECORD IN INSTRUMENT NO. 20180522-0049142, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 21, 2018, AND RECORDED MAY 22, 2018.

THIS IS IMPROVED PROPERTY KNOWN AS 704 AVIEMORE CLOSE, NASHVILLE, TENNESSEE 37220.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per Tenn. Code Ann. § 67-4-409, is $0.00, as this Quitclaim Deed is an adjustment of property rights between divorcing parties pursuant to a Final Decree of Divorce.

CALLEY GERBER

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS my hand and seal this 11 day of March, ~~2022.~~ 2023

CALLEY GERBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CALLEY GERBER**, the within named Grantor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 11th day of March, ~~2022.~~ 2023

NOTARY PUBLIC

My Commission Expires: 01/11/2026

DHARAM PAL GOYAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 11, 2026