Karen Johnson Davidson County
Batch# 984763 DEEDQC
03/27/2023 12:29:47 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230327-0022072

Prepared By

Melanie Gangestad
518 Winthorne Court
Murfreesboro, Tennessee
37129

After Recording, Mail Document
To Owner/Responsible Taxpayer

Christopher Graves
519 Annex Avenue
Nashville, Tennessee
37209

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 10.00
Affiant
Subscribed and sworn before me this the
27 Day of March, 2023.
A. Hawes, Deputy Register

Map-Parcel Numbers
090 12 0 110.00
Source of Title
20210907-0119648

TENNESSEE QUITCLAIM DEED

State of Tennessee

Davidson County

KNOW ALL MEN BY THESE PRESENTS THAT:

Melanie Gangestad, married, of 518 Winthorne Ct, Murfreesboro, TN 37129, USA, (the "Grantor"), for and in consideration of 10.00 Dollars, does hereby sell, remise, release, and convey, as well as quitclaim, unto Christopher Graves and Crystal Graves, a married couple, (collectively the "Grantee"), the following described real estate located in the county of Davidson, State of Tennessee:

Lot Number 123; Plan: Charlotte Park, Section 2, As of Record in Book 2663, Page 23, RODC, also known as 519 Annex Avenue, Nashville, TN 37209..

Being all or part of the same property described in the County Register's Deed book 20210907-0119648.

~~TO HAVE AND TO HOLD~~ ~~the aforesaid real estate, together with all the appurtenances and hereditaments attached to the property, unto the Grantee, Grantee's heirs and assigns, forever.~~

GRANTOR ACKNOWLEDGEMENT

IN WITNESS WHEREOF the Grantor has executed this instrument this 27th day of March, 2023.

Signed in the presence of:

Witness signature

Jadiya Tatum
Witness Name

Melanie Gangestad

STATE OF TENNESSEE

COUNTY OF Rutherford

Before me, Kailynn Sexton, a Notary Public in and for the state and county, duly commissioned and qualified, personally appeared Melanie Gangestad, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Quitclaim Deed, and acknowledged that they executed this Quitclaim Deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 27th day of March.

Notary Public, the State of Tennessee

County of Rutherford

KAILYNN SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires: 06/22/26

Spousal Acknowledgment

I, Leonard Gangestad, Jr, of518 Winthorne Ct, Murfreesboro, TN 37129, USA, spouse of Melanie Gangestad, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, courtesy, homestead, community property, and all other rights, title and interest, if any, in and to the above property.

Spouse' s Signature

STATE OF TENNESSEE

COUNTY OF Rutherford

Before me, Kailynn Sexton, a Notary Public in and for the state and county, duly commissioned and qualified, personally appeared Leonard Gangestad, Jr, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Spousal Acknowledgment, and acknowledged that they executed this Spousal Acknowledgment with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 27th day of March.

Notary Public, the State of Tennessee

County of Rutherford

My commission expires: 06/22/26

KAILYNN SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY