ADDRESS OF NEW OWNER:
Brian Gainous
301 Northcreek Blvd., #208
Goodlettsville, TN 37072

THIS INSTRUMENT PREPARED
BY: JAROD C. RICHERT
Attorney at Law
516 South Main Street
Springfield, TN 37172

SEND TAX BILLS TO:
Same

Map & Parcel ID: 091-08-0-095.00

Karen Johnson Davidson County
Batch# 1005063 DEEDQC
05/18/2023 11:52:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230518-0037362

QUITCLAIM DEED

THIS QUITCLAIM DEED made this the 11th day of May, 2023, between **ASHLEY JOANICE TONEY** and **CORNELIUS MARCELLO YARBER** referred to herein as Parties of the First Part, and **BRIAN GAINOUS**, Party of the Second Part.

WITNESSETH:

That the said Parties of the First Part for and in consideration of the sum of TEN DOLLARS ($10.00), in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, do hereby bargain, sell, and QUITCLAIM unto the said Party of the Second Part all of their right, title and interest in and to the below described property, said property being a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of L. H. Davis Subdivision of Lot No. 41 of Clifton Plan, as of record in Book 57, Page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Charles W. Toney and wife, Linda G. Toney by deed from Earl W. Brack and wife, Alvern Brack, of record in Deed Book 6452, Page 641, Register's Office for Davidson County, Tennessee. Next, the same property purchased by Brian Gainous, via tax sale by the Clerk and Master for Davidson County, Tennessee with a Report of Sale of record as Instrument No. 20220623-0072079, said Register's Office. The purpose of this Deed is to Quiet Title as to all right, title, and interest that Ashley Joanice Toney and Linda Gail Toney may have in the property, by vesting any such interest in Brian Gainous.

IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal the day and year of notarial signature hereto.

ASHLEY JOANICE TONEY

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **ASHLEY JOANICE TONEY** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath acknowledge that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 11th day of May, 2023.

NOTARY PUBLIC

My commission expires: 2-26-2024

RHONDA BALDWIN NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

CORNELIUS MARCELLO YARBER

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **CORNELIUS MARCELLO YARBER** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath acknowledge that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 16th day of May, 2023.

NOTARY PUBLIC

My commission expires: 7/31/26

LORETTA MCLEAN NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

****

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is $ 0.

AFFIANT

SUBSCRIBED and SWORN to before me, this the 18th day of May, 2023.

My Commission Expires: 2-26-2024

Notary Public

RHONDA BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Certificate of Authenticity

I, Gary L. Dilliha, 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 5-18-2023.

Date

Affiant Signature

5-18-2023
Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 18th day of May, 2023.

Rhonda Baldwin
Notary's Signature

My Commission Expires: 2-24-2024
Date

Notary's Seal (if on paper)

