Karen Johnson Davidson County
Batch# 1006403 DEEDQC
05/23/2023 11:15:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230523-0038718

**THIS INSTRUMENT PREPARED BY:**
**Alice M. Bohannon, atty.**
**Howard Mobley Hayes & Gontarek, PLLC**
**2319 Crestmoor Road**
**Nashville, Tennessee 37215**
**(615) 627-4444**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $--NONE--.

Affiant

Subscribed and sworn to before me, this 23rd day of May, 2023.

Notary Public

My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

| Address of new owner: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| Craig Edward Gardella<br>5968 Sedberry Road<br>Nashville, TN 37205 | SAME | 116-130-00600 |

## QUITCLAIM DEED

**KNOW ALL PERSONS BY THESE PRESENTS,** that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Craig Edward Gardella, Trustee of the Craig Edward Gardella Living Trust dated March 17, 2022**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property, hereby

remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Craig Edward Gardella**, and to his successors in, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

**WITNESS** my hand this 23rd day of May, 2023.

**Craig Edward Gardella, Trustee**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Craig Edward Gardella, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 23rd day of May, 2023.

My Commission Expires:

ALICE M. BOHANNON
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

## EXHIBIT A

## Legal Description

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Harding Park, of record in Plat Book 2331, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Craig Edward Gardella, Trustee of the Craig Edward Gardella Living Trust dated March 17, 2022, by deed from Craig Edward Gardella of record in Instrument No. 20220325-0034396, Register's Office for Davidson County, Tennessee.

This is improved property known as 5968 Sedberry Road, Nashville, Tennessee 37205.

## CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 5/23/23.

5/23/23
**Date**

Alice M. Bohannon
**Alice M. Bohannon**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 23rd day of May, 2023.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

