Karen Johnson Davidson County
Batch# 1016541 DEEDQC
06/20/2023 09:43:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230620-0046499

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

**Address New Owners**
Mary D. Gregory
1226 Rugby Drive
Nashville, TN 37207

**Send Tax Bills To**
Same

**Map-Parcel No.**
41 11 095.00

## Quitclaim Deed from Spouse to Spouse

Grantor: Joseph Martin Gregory
Grantee: Mary D. Gregory

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 364 on the Plan of Bellshire Estates, Section "A", of record in Book 2331, pages 115 and 116, Register's Office for said County.

Said Lot No. 364 fronts 143 feet on the northerly side of Rugby Drive and extends back between lines 307.6 feet on the westerly side and 267.4 feet on the easterly side to a broken line in the rear on which it measures 164.2 feet.

Being the same property conveyed to Joseph Martin Gregory and Mary D. Gregory by deed from Kirby Clifton and wife, Pauline L. Clifton, of record in Record Book 5124 Page 77, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1226 Rugby Dr Nashville, TN 37207.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Joseph Martin Gregory, Grantor

State of Tennessee
County of Davidson

On June 16, 2023, before me personally appeared Joseph Martin Gregory, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Notary Public
My commission expires: 04.22.2026

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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State of Tennessee
County of Davidson

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Mary D. Gregory, Grantee

Sworn to and subscribed before me on June 16, 2023.

Notary Public
My commission expires: 04-22-2026

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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**TRUE Copy Certification**

I, Chelle Guidry, do hereby affirm that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on June 16, 2023.

Signature

State of Tennessee, County of Sumner

On June 16, 2023, before me personally appeared Chelle Guidry, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Notary Public
My commission expires: 04-22-2026

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER