Karen Johnson Davidson County
Batch# 1019291 DEEDWARR
06/27/2023 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,781.55
20230627-0048638

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $481,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2023.

Notary Public
MY COMMISSION EXPIRES: 4-23-25
File No. G23-19057

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Karla McMurtry Quinn and Richard T. Quinn (NAME)	CMG Mortgage, Inc. (NAME)	033-14-0-085
802 Nella Drive (STREET ADDRESS)	3160 Crow Canyon Road, Suite #400 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	San Ramon, CA 94583 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Mary E. Kearney, Successor Trustee of Mary Ella Gilbert Revocable Living Trust,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karla McMurtry Quinn and Richard T. Quinn, a married couple,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee being Lot No. 27 on the Plan of Pleasant Hill, as of record in Book 2900, Page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to Robert James Gilbert and wife, Jean Crawford Gilbert, by Deed from Everette E. Gaddy and wife, Rachel Delores Gaddy, recorded 4/17/1963 in Book 3534, Page 89, in the Register's Office of Davidson County, Tennessee.

The said Jean Crawford Gilbert having since predeceased Robert James Gilbert. The said Robert James Gilbert having subsequently remarried Mary Ella Gilbert. The said Robert James Gilbert having since died testate on November 10, 1994 and by his Last Will and Testament filed in Will Book 196, Page 166 in the Probate Court for Davidson County, Tennessee, he devised his interest to Mary Ella Gilbert. See Affidavit of Inheritance recorded 3/23/1995 in Book 9625, Page 783, said Register's Office.

The said Mary Ella Gilbert having subsequently conveyed subject property to Mary Ella Gilbert, Trustee, and her successors in trust, of The Mary Ella Gilbert Revocable Living Trust by Quitclaim Deed dated 10/29/1999 and recorded 11/3/1999 in Book 11731, Page 15, said Register's Office.

See Memorandum of Trust recorded in Book 11731, Page 17 as amended in Instrument No. 20220510-0053137 and Amended Abstract of Trust recorded in Instrument No. 20220510-0053136, said Register's Office.

The said Mary Ella Gilbert having since died on December 30, 2022, thereby instating Mary E. Kearney as the First Successor Trustee of the Mary Ella Gilbert Revocable Living Trust pursuant to Amended Memorandum of Trust recorded in Instrument No. 20220510-0053137 and Amended Abstract of Trust recorded in Instrument No. 20220510-0053136, said Register's Office.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 802 Nella Drive, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 23rd day of June, 2023.

Mary Ella Gilbert Revocable Living Trust

By: Mary E. Kearney, Successor Trustee
Mary E. Kearney, Successor Trustee

STATE OF Georgia
COUNTY OF Cherokee }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Mary E. Kearney, Successor Trustee of Mary Ella Gilbert Revocable Living Trust, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Successor Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of June, 2023.

Regina Gorman
Notary Public

My Commission Expires: 05.15.2027

REGINA GORMAN
Notary Public, Georgia
Cherokee County
My Commission Expires
05/15/2027

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 6-23-23 (date of document).

Affiant Signature

6-26-23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 26th day of Jun., 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY