Karen Johnson Davidson County
Batch # 1102164 DEEDQC
02/16/2024 04:08:28 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240216-0011047

Please Record & Return to:
This instrument prepared by:
Faith Title & Escrow, Inc.
2236 New Hope Road
Hendersonville, TN 37075

Map.Group.Parcel:
126-16-OA-603.00CO

NEW OWNERS:
ERIN GATGENS
7353 RIVERFRONT DR.
NASHVILLE, TN 37221

SEND TAX BILLS TO:
New Owner

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION, SURVEY, OR SETTLEMENT HAS BEEN PERFORMED AND FAITH TITLE AND ESCROW, INC., SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SURVEY, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, **THOMAS B. GATGENS, AN UNMARRIED MAN, JOINED BY ERIN GATGENS, AN UNMARRIED WOMAN,** by this instrument QUITCLAIM all of the interest of Grantors in the hereinafter described property unto **ERIN GATGENS, AN UNMARRIED WOMAN,** their heirs and assigns forever, the property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 265 on the Final Plat of Riverwalk, Phase 4-B as shown by plat appearing of record in Instrument No. 20060907-0110507, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

BEING the same property conveyed from Celebration Homes, LLC to Thomas B. Gatgens by Warranty Deed dated the 24th day of June, 2011, of record in Instrument Number 20110628-0049393, Register's Office for Davidson County, Tennessee. Erin Gatgens joins in this conveyance for the purpose of acknowledging any interest, marital or otherwise.

The subject property is improved property also known as 7353 Riverfront Dr., Nashville, Tennessee 37221.

THOMAS B. GATGENS

ERIN GATGENS

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, **THOMAS B. GATGENS**, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 15 day of February, 2024.

Notary Public
My Commissions Expires:

MEREDITH B. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, **ERIN GATGENS** , the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 15 day of February, 2024.

Notary Public
My Commissions Expires:

MEREDITH B. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transaction is $0.00. Conveyance Pursuant to Final Decree of Divorce dated the 27th day of September, 2023, as evidenced by Docket: 22D-1305, in the Third Circuit Court of Davidson County, Tennessee at Nashville.

Affiant

Sworn to and subscribed before me, this 15 day of February, 2024.

Notary Public
My Commission Expires:

