Karen Johnson Davidson County
Batch# 1103526 DEEDQC
02/22/2024 12:18:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240222-0012190

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	~~Record and Return to:~~ Madison Settlement Services-Pittsburgh, LLC 200 High Tower Boulevard, Suite 400 Pittsburgh, PA 15205 412-465-1414	Angela C. Gist-Dowlen 1024 Carla Court Nashville, TN 37217

Order Number: PIT133341

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Angela C. Gist, a single woman and James H. Gist, married to Ann Gist,** for One Dollar ($1.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Angela C. Gist-Dowlen, a married woman,** whose address is 1024 Carla Court, Nashville, TN 37217, all the Grantor(s) interest in the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 161-B of the Zone Lot Division of Harbor Gate Subdivision, Section Two, Lots 155-164, of record in Book 6900, Page 17, amending Plat Book 6250, Page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 136 14 0 224.00
Street address of property: 1024 Carla Court, Nashville, TN 37217

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20051205-0145591 in the Register's Office, Davidson County, Tennessee.

Signed this 27th day of January, 2024

Signature of Grantor (1 of 3):

Angela C. Gist

Angela C. Gist

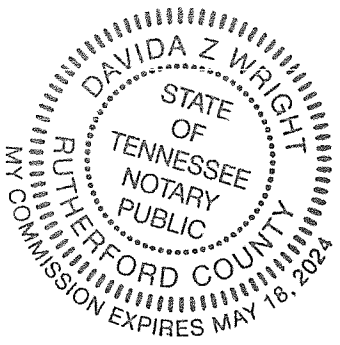
STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 27th day of January, 2024 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Angela C. Gist known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Davida Wright

Notary Public



Signed this 27 day of January, 2024

Signature of Grantors (2 and 3 of 3):

James H. Gist

Ann Gist

STATE OF Tennessee, COUNTY OF Putnam, SS:

BE IT REMEMBERED That on this 27th day of January, 2024 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came James H. Gist and Ann Gist known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

DAVIDA Z WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MAY 18, 2024

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 136 14 0 224.00
Street address of property: 1024 Carla Court, Nashville, TN 37217

Oath of Consideration

I or we, Ann Fist James H. Fist, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $1.00.

Signed this 27th day of January, 2024.

Signatures of Affiant(s):

Ann Fist
James H. Fist

Sworn and subscribed before me this 27th day of January, 2024

Davida Wright
Notary Public

DAVIDA Z WRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MAY 16, 2024

Tennessee Certification of Electronic Document

I, CYNTHIA L. SHIMEK, 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 January 27, 2024 (date of document).

Cynthia L Shimek
Affiant Signature

February 19, 2024
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 19th day of February, 2024.

CYNTHIA L. SHIMEK

James R. Wiesner
Notary's Signature

Commonwealth of Pennsylvania - Notary Seal
James R. Wiesner, Notary Public
Allegheny County
My commission expires September 29, 2025
Commission number 1178602
Member, Pennsylvania Association of Notaries

MY COMMISSION EXPIRES: 9.29.25

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
James R. Wiesner, Notary Public
Allegheny County
My commission expires September 29, 2025
Commission number 1178602
Member, Pennsylvania Association of Notaries