Karen Johnson Davidson County
Batch# 1107717 DEEDQC
03/06/2024 10:33:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240306-0015551

This instrument prepared by Bill W. Pemerton, Esq., 735 Broad Street, Suite 306, Chattanooga, TN 37402, Tennessee Bar ID: 024564

Record and Return to: Title Pronto, LLC
800 Westmere Ave, Suite 300
Charlotte, NC 28208

Order Number: 1070061N

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **JOSHUA D. GAMBLE,** a married man for Zero Dollars Zero Cents ($0.00) and other valuable consideration paid, do(es) hereby bargain, sell, remise, release, quit claim, and convey all the Grantor(s) interest unto the Grantee(s), **JOSHUA D. GAMBLE** and **TARA GAMBLE**, husband and wife, as joint tenants with rights of survivorship, whose address is 1430 Ocoee Trl, Madison, TN 37115, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

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. 64 AND THE NORTHERLY HALF OF LOT NO. 65 ON THE MAP OF NAWAKWA HILLS POWWOW ADDITIONS, SECTION NO. 2, AS OF RECORD IN BOOK 974, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

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

PCL107006TNDQTC01010104

County Parcel number: 063020068.00
Street address of property: 1430 Ocoee Trl, Madison, TN 37115
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20150811-0080182 in the Register's Office, Davidson County, Tennessee.
Mail Tax Statements to: Joshua D. Gamble and Tara Gamble, 1430 Ocoee Trl, Madison, TN 37115

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202403060015551

Signed this 29 day of February, 2024,

Signature(s) of Grantor(s):

JOSHUA D. GAMBLE

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 29 day of February, 2024 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **JOSHUA D. GAMBLE**, 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 his/her/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

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.

TOSAN CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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OATH OF CONSIDERATION

I or we, Joshua D. Gamble and Tara Gamble, 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 $0.00.

Signed this 29 day of February, 2024,

Signatures of Affiant(s):

Joshua D. Gamble

JOSHUA D. GAMBLE

Tara Gamble

TARA GAMBLE

Sworn and subscribed before me this 29 day of February, 2024.

Notary Public

TOSAN CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PCL107006TNDQTC01010404

Tennessee Certification of Electronic Document

I, Amber Sallings, 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 2/29/2024 (date of document).

Affiant Signature

3/6/2024
Date

State of TEXAS

County of COLLIN

Sworn to and subscribed before me this 6TH day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

