Karen Johnson
Batch # 1108784
03/07/2024 02:09 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240307-0015998

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me
This 7th day of MARCH 2024

Notary Public

My Commission Expires: _____

GREGORY POLZIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 04, 2027

Address New Owner as:	Tax Bill To:	Map / Parcel
Charles Henry Gilbert 220 Robin Hill Road Nashville, TN 37205	New Owner SAME	052 03 0 056.00 052 03 0 070.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Harris Norman Gilbert and Jennifer Lee Gilbert** (hereinafter referred to as "Grantors") do hereby quitclaim and convey unto **Charles Henry Gilbert** (hereinafter referred to as "Grantee"), all of their interest in the following described parcels of real estate located in Davidson County, Tennessee:

TRACT I

Land in the 11th Civil District and shown as parcel 70 of tax map 52-3 of the Metropolitan Tax Assessors Office of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the westerly margin of Larkin Springs Road 900 feet more or less from the northerly margin of Sanitarium Road at the common corner of the herein described property and the property conveyed to Madison Plumbing Co/ by deed of record in Book 4316, Page 225, Register's Office for said County' thence

leaving said Larkin Springs Road with the line between said tracts in a westerly direction 220 feet to a point in the easterly line of the Burk Wilson property, thence with the same in a northerly direction 405 feet more or les to a point in the southerly line of the Robert D. Hall property as of record in Book 4312, Page 315, said Register's Office; thence with Hall's line in a easterly direction 220 feet more or less to the westerly margin of Larkin Springs Road; thence with the said Road in the southerly direction 405 feet more or less to the Point of Beginning.

TRACT II

Land in the 11th Civil District and shown as parcel 56 of tax map 52-3 of the Metropolitan Tax Assessors Office of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southerly line of the Robert D. Hall property as of record in Book 4312, Page 315, being 432 feet more or less from the intersection of the northeasterly line of Tract No. 1 and Larkin Springs Road; thence leaving Hall's line with the westerly line of the Burk Wilson Property of record in Book 1787, Page 325, said Register's Office, in a southerly direction 405 feet to a point in the northerly line of the Johnny N. Young property as of record in Book 4293, Page 411, said Register's Office; thence with the same in a westerly direction 60 feet more or less to the north line of the John T. Marshall property as of record in Book 1788, Page 180, said Register's Office; thence with Marshall's northerly line the following courses and distances: N. 68 degrees 51' West 101.5 feet to a point, thence S. 36 degrees 45' West 164.8 feet to a point, thence N. 66 degrees 04' E 216.7 feet to a point, thence leaving said Marshall lands in a northerly direction with the westerly line of the herein described tract 490 feet more or less to a point, thence in an easterly direction 418 feet more or less to the Point of Beginning.

Being the same properties conveyed to Harris A. Gilbert as Trustee, pursuant to the Last Will and Testament of Leon Gilbert, of record in Case No. 70926, in the Seventh Circuit Probate Court of Davidson County, Tennessee. Harris A. Gilbert was also a beneficiary of the Trust.

Further being the same interest conveyed to Harris Norman Gilbert and Jennifer Lee Gilbert, pursuant to the Last Will and Testament of Harris A. Gilbert, of record in Case No. 23P483, in the Seventh Circuit Probate Court of Davidson County, Tennessee.

The purpose of this deed is to convey any and all interest owned by Harris Norman Gilbert and Jennifer Lee Gilbert in the above described real properties.

This is unimproved property commonly described as 0 Larkin Springs Road, Madison, TN 37115.

These are the same legal descriptions found in the last deed of record.

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 15 day of FEBRUARY, 2024.

Grantors:

Harris Norman Gilbert

Jennifer Lee Gilbert

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this 15 day of FEBRUARY, in the year 2024, before me the undersigned, personally appeared Harris Norman Gilbert, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 15 day of FEBRUARY, 2024.

Notary Public

GREGORY POLZIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 04, 2027

My Commission Expires:_____

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this 15 day of FEBRUARY, in the year 2024, before me the undersigned, personally appeared Jennifer Lee Gilbert, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 15 day of FEBRUARY, 2024.

Notary Public

GREGORY POLZIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 04, 2027

My Commission Expires:_____