NEW OWNER:

James Matthew Gehrett
530 Southgate Avenue
Nashville, TN 37203

SEND TAX BILLS TO:

NEW OWNER

Map/Parcel Number: 105-11-1O-006 00-CO

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave
Lebanon, TN 37087

INFORMATION REQUESTED BY THE PARTIES – NO TITLE SEARCH CONDUCTED

Karen Johnson Davidson County
Batch# 1112064 DEEDQC
03/18/2024 02:31:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240318-0018551

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars and no/100 Dollars ($10.00)** cash in hand paid, the receipt of which is hereby acknowledged, **James Matthew Gehrett, a single man** ("Grantor") has this day bargained and sold and by these presents does hereby quitclaim unto **James Matthew Gehrett and Anne Therese King, as joint tenants with rights of survivorship** ("Grantees"), their successors and assigns, forever, all of his interest in the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

See the attached Exhibit A

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 5th day of March, 2024.

James Matthew Gehrett

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **James Matthew Gehrett, a single man** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument.

WITNESS my hand and official seal at office this 5th day of March, 2024

NOTARY PUBLIC

My commission expires: 4/26/26

TURNER EVANS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2026

****

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

(Hamilton)

AFFIANT

Sworn to and subscribed to before me this 5th day of March, 2024.

NOTARY PUBLIC

My commission expires: 4/26/24

TURNER EVANS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2026

EXHIBIT A

Land in Davidson County, Tennessee, being Unit 6 on the Plan of Southgate Commons Townhomes, attached as Exhibit "C" to the Declaration of Covenants, Conditions, and Restrictions for Southgate Commons Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200427-0043795, in the Register's Office for Davidson, Tennessee to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to James Matthew Gehrett, a single man, from Southgate Commons, L.L.C., a Tennessee limited liability company, dated March 31st, 2023, and recorded April 3rd, 2023, of record in Instrument No. 20230403-0023995, Davidson County, Tennessee Register of Deeds.

This conveyance is subject to

- Taxes for year 2023, a lien not yet due and payable
- Subject to all matters shown on the Plan of record as Instrument Number 20200427-0043795, Register's Office of Davidson County, Tennessee
- Terms, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, and Restrictions of record in Instrument Number 20200424-0043303, Instrument No. 20200427-0043795, Instrument No. 20200427-0043800, and amended in Instrument No. 20200513-0049627, Register; Office for Davidson County, Tennessee
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems Terms of record in Instrument Number 20180808-0078102, Register's Office for Davidson County, Tennessee.
- Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instruments Number 20180822-0083391, Instrument No. 20180822-0083393, Instrument No. 20180822-0083395, Instrument No. 20180822-0083396, Instrument No. 20180822-0083398, Instrument No. 20190327-0027589, and Instrument No. 20200720-0079311, in the Register's Office for Davidson County, Tennessee.
- Subject to those matters according to a survey by James G. Terry, dated March 6, 2018 as revised October 22, 2019
- Agreement for Dedication of Easement of record in Instrument Number 20201103-0128431, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as 530 Southgate Avenue, Nashville, Tennessee 37203.

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 5, 2024.

Affiant Signature

07-25-23

Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me on this 25th day of July, 2023.

Notary Signature

My Commission Expires: 06-28-25

NOTARY'S SEAL:

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY