Karen Johnson
Batch # 1120037
04/08/2024 08:52:16 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240408-0024479

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 JASON GANO, AFFIANT Subscribed and sworn to before me, this 26th day of March 2024. NOTARY PUBLIC My Commission Expires: 10/4/27

EARL LOH
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/4/2027
COUNTY OF DAVIDSON

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
JASON B. GANO AND ROSEMARY SUE GANO, CO-TRUSTEES 1015 POPLAR FLATT ROAD, SILVER POINT, TN 38582	New Owner	Map and Parcel No.: 187-05-0A-074.00-CO

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Jason Gano and Rosemary Gano, husband and wife, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Jason B. Gano and Rosemary Sue Gano, Co-Trustees of the Gano Joint Revocable Trust, created December 27, 2023, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified and more particularly described below.

This is improved property known as 1100 Frewin Street, Nolensville, TN, 37135 and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Final Plat of Burkitt Springs, Phase 2 of record in Plat at Instrument No. 20150205-0011089, in the Register's

Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jason Gano and Rosemary Gano, husband and wife, from Sheila G. Bennett, an unmarried woman, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20240131-0006970.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 26th day of March 2024.

Jason Gano, Grantor

Rosemary Gano, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Jason Gano**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of March 2024.

Notary Public

My Commission Expires: 10/4/27

EARL LOH
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/4/2027
COUNTY OF DAVIDSON

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Rosemary Gano**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of March 2024.

Notary Public

My Commission Expires: 10/7/27

EARL LOH
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/4/2027
COUNTY OF DAVIDSON