Karen Johnson Davidson County
Batch # 1121597 DEEDQC
04/11/2024 08:42:10 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240411-0025654

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

BRETT J. GARDNER, AFFIANT

Subscribed and sworn to before me, this 3rd day of April 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:**
BRETT GARDNER and LAURI GARDNER, CO-TRUSTEES 4954 Packard Drive Nashville, TN 37211	New Owner	Map and Parcel No.: 148-13-189

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, Brett J. Gardner and wife, Lauri M. Gardner, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Brett Gardner and Lauri Gardner, Co-Trustees of the Gardner Joint Revocable Trust, created April 6, 2016, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 4954 Packard Drive, Nashville, Tennessee 37211, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Fairlane Park Annex, as of record in Book 2854, Page 88, Register's Office for said County.

Said Lot No. 8 fronts 134.8 feet on the southeasterly side of Packard Drive and runs back 184.88 feet on the southwesterly line which is a broken line, and 147 feet on the northeasterly line to a dead line in the rear, measuring 197.24 feet thereon.

Being the same property conveyed to Brett J. Gardner and wife, Lauri M. Gardner, from E. B. Quinn, Jr. and wife, Martha E. Quinn, by Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 200006010054610.

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 3 day of April 2024.

Brett J. Gardner, Grantor

Lauri M. Gardner, 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 **Brett J. Gardner**, 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 3rd day of April 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 **Lauri M. Gardner**, 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 3 day of April 2024.

Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027