REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 1126660 DEEDQC
04/24/2024 12:15:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240424-0029569

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00. Exempt Transfer Pursuant to TCA 67-4-409.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 22 DAY OF April, 2024.

SEAL

NOTARY PUBLIC

COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Gregory S. Pohl
1505 Dresden Circle
Nashville, TN 37215

NEW OWNER:
Gregory S. Pohl
1505 Dresden Circle
Nashville, TN 37215

QUITCLAIM DEED

This indenture is made and entered into this 23rd day of April, 2024 between GREGORY S. POHL, an unmarried widower and surviving tenant in common of Daniel S. Bray aka Daniel Sheria Bray (hereinafter referred to as "GRANTOR") and GREGORY S. POHL (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, release, remise and convey unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

LAND in Davidson County, Tennessee, and being Lot No. 121 on the plan of Bransford Realty Company's West End Heights Subdivision, as shown by plat of record in Book 332, Pages 124 and 125, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description thereof.

Said Lot No. 121 fronts 60 feet on the southerly side of Orleans Drive and runs 165 feet on the easterly line and 176 feet on the westerly line to Love Circle and shows 70 feet on Love Circle.

Being the same property conveyed to Gregory S. Pohl by Quitclaim Deed from Daniel S. Bray and Gregory S. Pohl, a married couple, filed March 14, 2021, of

record in Instrument No. 20210514-0065506, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gregory S. Pohl and Daniel S. Bray by Quitclaim Deed from Gregory S. Pohl filed May 25, 2022 of record in Instrument No. 20220525-0060914, Register's Office for Davidson County, Tennessee.

Daniel S. Bray aka Daniel Sheerin Bray predeceased Gregory S. Pohl on October 31, 2022.

TAX PARCEL # 104 06 0 154.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 3309 Orleans Drive, Nashville, TN 37212.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

GREGORY S. POHL

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared GREGORY S. POHL, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 26 day of April, 2024.

SEAL

RANDY HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2027

NOTARY PUBLIC
COMMISSION EXPIRES:_____

Certificate of Authenticity

I, Tonya Loftin, 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 April 23, 2024.

Date

Tonya Loftin

Affiant Signature

April 24, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 24th day of April, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)

Certificate of Authenticity

I, Tonya Loftin, 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 _____.

Date

Tonya Loftin
Affiant Signature

April 24, 2024
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 24th day of April, 20 24.

_____
Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)