Karen Johnson
Batch # 1130053
05/02/2024 10:56:34 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240502-0032181

This instrument prepared by:

Heritage Title & Escrow Co., Inc.
123 Fifth Avenue North
Franklin, Tennessee 37064

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn before me on this 1 day of May, 2024.

Notary Public
My Commission expires: 2-1-27.

Address of New Owner:
GARY LABRO
2027 Maple LN
Franklin TN 37067

Send Tax Bills To:
Same as New Owner

Map-Parcel:
171-02-0A-128.00-CO

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local tax consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent," or in any capacity other than drafter of this instrument.

QUITCLAIM DEED

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the receipt and sufficiency of which is hereby acknowledged, I, **CRYSTAL**

LABRO, unmarried woman ("Grantor") do hereby grant, convey, transfer, release, remise and forever quitclaim unto **GARY LABRO, an unmarried man,** ("Grantee"), their heirs, and assigns, forever, all of my right, title, and interest in and to that certain real property situated in the Davidson County, Tennessee, with said real property being more particularly described as follows:

A Condominium Unit in Davidson County Tennessee, being Unit No. 128 of Phase 3B, Brentwood Villa, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Book 6900, page 4, as amended in Book 6900, page 329, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said appurtenant undivided interest in the general limited common elements of the Condominium.

Being the same property conveyed to Gary Labro and Crystal Labro, husband and wife, by Warranty Deed from Claude C. Henderson, a single man, dated July 8, 2021, of record in Instrument No. 20210713-0093639, on July 13, 2021, Register's Office for Davidson County, Tennessee.

This conveyance is made pursuant to the Marital Dissolution Agreement, entered in Labro vs. Labro, Chancery Court for the State of Tennessee, Williamson County, Case No. 94CH1-2023CV-53065, wherein all property rights between Grantor and Grantee were settled, so that title to said property is hereby vested solely in **GARY LABRO**.

This instrument and the interest hereby granted, conveyed, transferred, released, remised, and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, this instrument is hereby executed this 25 day of March, 2024, at Franklin (city), Williamson County, Tennessee (state).

CRYSTAL LABRO, Grantor

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **CRYSTAL LABRO**, the within named 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, at Franklin (city), Tennessee (state) this 25 day of March, 2024.

Notary Public
My Commission Expires: 2-1-27

