Karen Johnson Davidson County
Batch# 1142574 DEEDQC
06/04/2024 08:58:30 AM 5 pgs
Fees: $28.00 Taxes: $832.50
20240604-0041487

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Stewart 500 N Broadway, Suite 900 St. Louis, MO 63102	Roseline D. Gailah 4013 Barnes Cove Drive Antioch, TN 37013-4460

Order Number: VISACF24680312

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Roseline D. Gailah, divorced and not remarried, Peter T. Gailah, divorced and not remarried,** for Two Hundred Twenty-Five Thousand Dollars and no cents ($225,000.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Roseline D. Gailah, an unmarried person,** whose address is 4013 Barnes Cove Drive, Antioch, TN 37013-4460, all the Grantor(s) interest in the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 322 on the Plan of Barnes Cove, Section 1, a Planned Unit Development, of record in Instrument Number 20020409-0043258, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 173-09-0B-030-00
Street address of property: 4013 Barnes Cove Drive, Antioch, TN 37013

Prior Instrument Reference by which Grantor(s) acquired title: as Instrument 20030604-

0076436, in the Register's Office, Davidson County, Tennessee.

Signed this 24 day of May, 2024.

Signature of Grantors (1 of 2):

RD Gailah

Roseline D. Gailah

STATE OF Tennessee, COUNTY OF Rutherford, SS:

BE IT REMEMBERED That on this 24 day of May, 2024, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Roseline D. Gailah, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Cindy Person

Notary Public

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Signature of Grantors (2 of 2):

PTGailah 5/24/2024
Peter T. Gailah

STATE OF Tennessee, COUNTY OF Rutherford, SS:

BE IT REMEMBERED That on this 24 day of May, 2024, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Peter T. Gailah, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

CINDY PERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 173-09-0B-030-00
Street address of property: 4013 Barnes Cove Drive, Antioch, TN 37013

Oath of Consideration

I or we, Annette Paullette, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 225,000.00 .

Signed this 31 day of May, 2024.

Signatures of Affiant(s): Annette Paullette

Annette Paullette/Stewart Title Agent

Sworn and subscribed before me this 31 day of May, 2024.

Notary Public

PIERE SHAUN BROWN
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis City County
My Commission Expires: May 25, 2026
Commission #22515097

Tennessee Certification of Electronic Document

I, Cheri Hackethal, 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 May 24 2024 (date of document).

Cheri Hackethal
Affiant Signature

May 24, 2024
Date

State of Missouri

County of St. Louis

Sworn to and subscribed before me this 24th day of May, 2024.

Piere Shaun Brown
Notary's Signature

MY COMMISSION EXPIRES: May 25, 2026

NOTARY'S SEAL

PIERE SHAUN BROWN
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis City County
My Commission Expires: May 25, 2026
Commission #22515097