This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

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This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch# 1144325 DEEDQC
06/06/2024 02:26:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240606-0042549

New Owner:	**Send Tax Bill:**	**Map/Parcel**
ERIC J. GAMBILL, Trustee GAMBILL REVOCABLE LIVING TRUST dated March 7, 2024 2708 Alvin Sperry Pass Mount Juliet, TN 37122	Churchill Mortgage Corporation 761 Old Hickory Blvd, Suite 400 Brentwood, TN 37027	110-03-0A-060.00CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][4]).

AFFIANT

KATHRYN S. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this May 28, 2024.

Notary Public

My Commission Expires: 04/19/2025

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, I, ERIC J. GAMBILL, for the express purpose of conveying all of its right, title and interest in this property, do hereby quitclaim and convey unto to ERIC J. GAMBILL, Trustee of the GAMBILL REVOCABLE LIVING TRUST, dated May 28, 2024, all of my right, title and interest in the following described real estate in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof.

0IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this May 28, 2024

By: _____
ERIC J. GAMBILL

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ERIC J. GAMBILL, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this May 28, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 04/19/2025

KATHRYN L. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot No. 60 on the Final Plat of Phase 2, Lakeside Meadows, of record in Instrument 200805120048984, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to ERIC J. GAMBILL and JODIE M. GAMBILL, husband and wife, by Warranty Deed of record from The Jones Company of Tennessee, LLC, a Missouri limited liability company, in Instrument No. 20140722-0064942, Register's Office for Davidson County, Tennessee. JODIE M. GAMBILL died on April 3, 2024.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 2708 Alvin Sperry Pass, Mount Juliet, Tennessee 37122.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 15, 2024 (date of document).

James M. Adcox III
Signature

4-15-2024
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 15 day of April, 2024.

Matthew Sholar
Notary Public
My Commission expires: 3-18-28

MATTHEW SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028