This instrument was prepared based upon information provided by the parties without the benefit of a title search. Karen Johnson Batch # 1145204 06/10/2024 02:16:28 PM Fees: $12.00 Taxes: $0.00 Davidson County DEEDQC 2 pgs 20240610-0043333	**STATE OF TENNESSEE)** **COUNTY OF DAVIDSON)** **This conveyance is made pursuant to T.C.A. §67-4-409(a)(3)(E) for the purpose of terminating a tenancy by the entireties by virtue of a divorce.** **Affiant** **Sworn to and subscribed before me this 5th day of June, 2024.** **Notary Public** **My Commission Expires: 11/19/2025**

THIS INSTRUMENT PREPARED BY: PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

MEGAN WOODSON MILLER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-19-2025

QUITCLAIM DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Number
Matthew Thomas Gabriel			
1807 Ashwood Avenue	1807 Ashwood Avenue	**Owner**	**10416012200**
Nashville, TN 37212	Nashville, TN 37212		

FOR AND IN CONSIDERATION of the sum of One Dollar and 00/100 ($1.00), cash in hand paid, and pursuant to the Final Decree of Divorce entered by the Davidson County Fourth Circuit Court on May 28, 2024, in Case No. 22D1052, styled *Sarah Brooks Gabriel v. Matthew Thomas Gabriel*, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Sarah Brooks Gabriel, an unmarried woman,** does hereby quitclaim, transfer and convey unto **Matthew Thomas Gabriel, an unmarried man,** his heirs and assigns, all of her right, title and interest in and to the following described tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 75, all of Lot No. 142 and the westerly 5.3 feet of Lot No. 143 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, page 117, Register's Office for said County, described together as follows:

Beginning on the southerly margin of Ashwood Avenue at a point 315.7 feet West of the westerly margin of 18th Avenue South, said point being 5.3 feet East of the corner of Lot Nos. 142 and 143; thence southwardly and parallel with the line between Lots 142 and 143, 175 feet to the northerly margin of an alley; thence with said alley westwardly 88.3 feet, more or less, to the West side of a stone wall at the Southeast corner of the J.P. Regan Lot; thence northwardly with said stone wall and

with the easterly line of said Regan property 175 feet to the southerly margin of Ashwood Avenue; thence with said Avenue eastwardly 88.8 feet to the beginning.

Being the same property conveyed to Matthew Thomas Gabriel by Warranty Deed from John P. Fayard and wife, Katie H. Fayard, dated August 18, 2022 and recorded on August 19, 2022 in Instrument No. 20220819-0094118, Register's Office for Davidson County, Tennessee.

WITNESS my hand this the 5th day of June, 2024.

Sarah Brooks Gabriel

STATE OF TENNESSEE)
COUNTY OF Williamson **)**

Personally appeared before me, Megan W. Miller, the undersigned, a Notary Public, in and for said State and County, **Sarah Brooks Gabriel,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this the 5th day of June, 2024.

NOTARY PUBLIC
My Commission Expires: 11/19/2025

