This Instrument prepared by and after recording return to:

Travis L. Strickler, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 1168626 DEEDQC
08/13/2024 01:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240813-0061360

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The SKG Trust **1701 Stonewater Drive** **Hermitage, TN 37076**	**097-02-0A-115.00-CO**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SHELLEY K. GALLEGO** (hereinafter "Grantor") by these presents do hereby transfer, release, relinquish, quitclaim and convey unto **THE SKG 2024 TRUST U/T/A DATED AUGUST 7, 2024** (hereinafter "Grantee"), its successors, and assigns, all of Grantor's right, title, and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Final Plat Villages of Riverwood Section One, Phase 2A of record in Plat at Instrument No. 20110401-0025117, Surveyors Certificate of Correction of record in Instrument No. 20110510-0035925 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to SHELLEY K. GALLEGO by deed from GERMAN GALLEGO and SHELLEY K. GALLEGO, HUSBAND AND WIFE, of record in Instrument No. 20150929-0098673 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1701 Stonewater Drive, Hermitage, Davidson County, Tennessee 37076.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of this page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantor has caused this instrument to be dated and effective this 7th day of August, 2024.

GRANTOR:

SHELLEY K. GALLEGO

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **SHELLEY K. GALLEGO**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7 day of August, 2024.

M. Catherine Clearwater
NOTARY PUBLIC

My Commission Expires: 1-6-25

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 7 day of August, 2024.

M. Catherine Clearwater
NOTARY PUBLIC

My Commission Expires: 1-6-25

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler 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 August 7, 2024 (date of document).

Affiant Signature

8-8-24
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 8th day of August, 2024.

Notary's Signature

My Commission Expires: 11-2-26

DIAHANN M. KEETON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY