Karen Johnson Davidson County
Batch# 1189453 DEEDQC
10/03/2024 08:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241003-0076625

This Instrument Prepared By:

Linville Estate Law
830 Crescent Centre Dr., Suite
320 Franklin, TN 37067

After Recording Return To The Above.

The actual consideration for this transfer is **$0**.

DANIEL WIDBOOM
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY
My Commission Expires 10-26-2027

Affiant

Sworn to and subscribed before me this 26th day of September, 2024.

Notary Public
My Commission Expires: 10/26/27

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).

QUITCLAIM DEED

THIS INDENTURE, made this 26th day of September, 2024, among:

MINDY M. GASTON, UNMARRIED, NKA MINDY GASTON NASH, MARRIED,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JASON NASH AND MINDY NASH, HUSBAND AND WIFE,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 202 on the Plan of Boone Trace at Biltmore, Section Five, of record in Inst. No. 20000622-0062086, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mindy M. Gaston, unmarried by Warranty Deed from Jamie Anderson and Jennifer Anderson, husband and wife dated October 1, 2009, and recorded October 5, 2009, in Inst. No. 20091005-0092447, in the Register's Office for Davidson County, Tennessee. The said Mindy M. Gaston having since married and is now known as Mindy Gaston Nash.

This improved property is situated at 8032 Boone Trace, Nashville, TN 37221.

THIS DEED has been prepared solely upon information furnished by **Mindy M. Gaston NKA Mindy Gaston Nash.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having

been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

MINDY M. GASTON NKA MINDY GASTON NASH

State of Tennessee
County of Marshall

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Mindy M. Gaston NKA Mindy Gaston Nash**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of September, 2024.

Dan Widboom, Notary Public
My Commission Expires: 10/26/27

DANIEL WIDBOOM
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY
My Commission Expires 10-26-2027

Owner Name & Property Address:

Jason Nash and Mindy Nash
8032 Boone Trace
Nashville, TN 37221

Responsible Party For Taxes:

Jason Nash and Mindy Nash
8032 Boone Trace
Nashville, TN 37221

Tax Map and Parcel: 126-15 A 224.00co

Certificate of Authenticity

I, Trent Linville, 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 9-24-24.

Date

T Linville

Affiant Signature

9-24-24

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 26th day of September, 2024.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

