Karen Johnson Davidson County
Batch# 1189877 DEEDQC
10/04/2024 10:35:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241004-0077165

This Instrument Was Prepared By:
Casey W. Riggs
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Martin E. Gilmore, Jr., Affiant

Subscribed and sworn to before me this 1st day of October, 2024.

Notary Public
My Commission Expires: 05/05/2025

BREAUNA N. MURPHY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 05, 2025

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Martin E. Gilmore, Jr. PO Box 40743 Nashville, TN 37204	Same	105-16-122

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Anderson Gilmore, L.L.C.**, a Tennessee limited liability company, successor of Anderson Gilmore Partnership pursuant to Articles of Conversion filed of record in Instrument No. 20150414-0032878, Registers Office for Davidson County, Tennessee, the "**Grantor**", does hereby convey and quitclaim unto **Martin E. Gilmore, Jr.**, the "**Grantee**", all of Grantor's interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 1st day of October, 2024.

ANDERSON GILMORE, L.L.C.

By: _____
Martin Gilmore, Chief Manager

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Breanna N. Murphy the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Martin Gilmore (aka Martin E. Gilmore, Jr.) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Anderson Gilmore, L.L.C. the within named limited liability company and bargainor, and he as Chief Manager, , executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Chief Manager.

WITNESS my hand and official seal at office, this 1st day of October, 2024.

_____
Notary Public

My Commission Expires: 05/05/2025



EXHIBIT A

Land located in Davidson County, Tennessee, being Lots Nos. 64 and 65 on the Plan of Corinne Place, of record in Plat Book 332, page 1, Register's Office for said county, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Anderson Gilmore Partnership, a partnership composed of Sherman Anderson and Martin Gilmore, by Warranty Deed from Estate of Douglas John Cramner, Sr., William D. Robinson, Co-Administrator and Julie R. Rowland, Co-Administrator, of record in Instrument No. 20020227-0024852 dated February 22, 2002, Register's Office for Davidson County, Tennessee.

The above described property is improved property known as 2131 Utopia Avenue, Nashville, TN 37211.

This legal description is the same as from the previous deed of record

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, Casey W. Riggs, 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 October 1, 2024 (date of document).

Affiant Signature

10/3/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

