QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1.00.

John Garrett Gill
Affiant

SADIE MARIE GUZIK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

Subscribed and sworn to before me, this the 10th day of October, 2024.

Sadie Marie Guzik
Notary

My Commission Expires: 07/06/2026

THIS INSTRUMENT PREPARED BY:
Stacey Angello
The Law Office of Stacey Angello
14345 Lebanon Rd. Suite A
Old Hickory, Tennessee 37138
(615) 449-2700

Karen Johnson
Batch # 1193021
10/11/2024 02:27:12 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241011-0079125

Address of new owner:	Send Tax Bills to:	Map and Parcel ID No.
John Garrett Gill 633 Larchwood Dr. Nashville, Tennessee 37214	SAME	097 09 0 013.00

THIS INSTRUMENT made and entered into on this the 10th day of October, 2024, by and between John Garrett Gill, unmarried ("Grantor") and John Garrett Gill and Joseph Garrett Gill, as Co-Tenants with Right of Survivorship ("Grantees"):

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of One Dollar and No/100 ($1.00), cash in hand paid, and other goods and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transforms, releases, relinquishes, and quitclaims unto Grantees, all Grantor's rights, titles, and interests in and to the real property in the State of Tennessee, the following described tract of land located in Davidson County, and incorporated herein by reference:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Hickory Bend Section 7 of Record in Plat Book 3600, Page 29, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 75 feet along the southeasterly margin of Larchwood Drive and fronts 75 feet along the southwesterly margin of Oak Cliff Drive, said frontages being joined by a curve having a radius of 39.27 feet, and runs back 100.0 feet on the southeasterly lot line and 100.0 feet on the southwesterly lot line to a point of intersection.

Being the same property conveyed to James L. Faulkner and Jackie R. Harbison, a partnership by deed from Charles Luis Blackburn and Joyce N. Blackburn as of record in Book 6719, page 219, said Register's Office.

Being the same property conveyed to John G. Gill by deed dated November 13, 1986 as of record in Book 7039, Page 579, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to John Garrett Gill and wife, Sherry Gill by Quit Claim deed of record in Instrument No. 20031205-0175128, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Garrett Gill by Quit Claim deed from John Garrett Gill and wife, Sherry Gill, deceased, as of record in Instrument No. 20170628-0064898, Register's Office for Davidson County, Tennessee.

For Informational Purposes ONLY
This is improved property known as: 633 Larchwood Dr., Nashville, Tennessee, 37214.

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

The Grantor makes no warranty, express or implied, as to title in the property herein described.

The preparer makes no representation or warranties as to the accuracy of the description or the status of the title to the property. This document has been prepared based upon information furnished to the preparer and without conducting a title search. It is the responsibility of the grantee to record this document and failure to do so could adversely affect the title of the property. The parties hereto signify their assent to this disclaimer by the execution and the acceptance of the instrument.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand on this, the 10th day of October, 2024.

John Garrett Gill
JOHN GARRETT GILL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN GARRETT GILL**, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this, the 10th day of October, 2024.

Sadie Marie Guzik
Notary Public

My Commission Expires: 07/06/2026

SADIE MARIE GUZIK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026