Karen Johnson Davidson County
Batch# 1198391 DEEDQC
10/25/2024 03:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241025-0083159

NEW OWNER:
Wilson Realty Management, LLC
150 Vivrett Lane
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:
Carolyn Christoffersen, Attorney At Law
105 Industrial Drive, Suite 7
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner

File No. 24-0161

Prepared from information supplied by the parties; No title work performed or tax advice given.

Map/Parcel:
064-16-0D-004.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GSB Properties, LLC**, a Tennessee limited liability company, does hereby convey its interest in the below property unto **Wilson Realty Management, LLC**, a Tennessee limited liability company, its heirs and assigns, forever, all of its right, title and interest in and to the following tracts or parcels of land, situate and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 182 on the Plan of Section One, Truxton Park of record in Plat at Instrument No. 20001026-0106272, 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 GSB Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Wyatt H. Pickler and wife, Sarah S. Pickler, dated December 29, 2022 and of record in Instrument No. 20230103-0000129, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2013 Remington Park Road, Hermitage, TN 37076.

WITNESS SIGNATURE(S) this 24 day of October, 2024.

GSB Properties, LLC

By: Steve Bradshaw

Its: Chief Manager

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Steve Bradshaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the managing member of GSB Properties, LLC, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized managing member.

WITNESS my hand and official seal at office, this 24 day of October, 2024.

KITTY CLUCK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 5/22/2027

****

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed to before me, this the 24 day of October, 2024.

Notary Public

My commission expires: 5/22/2027

KITTY CLUCK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Certificate of Authenticity

I, Beth Schultz, 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 24, 2024.

Date

Affiant Signature

October 25, 2024
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 25th day of October, 2024.

Notary's Signature

My Commission Expires: 3-2-2025
Date

Notary's Seal (if on paper)

BETH R. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY