Karen Johnson Davidson County
Batch# 1203561 DEEDQC
11/13/2024 10:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241113-0088254

This instrument prepared by: Walter N. Winchester, Esq.
WINCHESTER, SELLERS, FOSTER & STEELE, P.C.
100 Bluegrass Commons Blvd., Suite 160
Hendersonville, TN 37075
Phone: (865) 637-1980 Fax: (865) 637-4489

RESPONSIBLE TAXPAYER: Sanford Richey Gabrielle
1009 Woodfield Drive
Gallatin, TN 37066

Parcel No. 00-61-8-11.00-R-000

I hereby swear or affirm that the actual consideration for this transfer is: $0.00

Sanford Richey Gabrielle
Affiant

Sworn to and subscribed before me, this 30th day of October, 2024.

Notary Public

My Commission Expires: 8-1-26

WALTER N. WINCHESTER
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

QUIT CLAIM DEED

THIS INDENTURE is made this 30th day of October, 2024, by and between **JAYNE MCDOWELL BRIEN** ("**Grantor**"), and **SANFORD RICHEY GABRIELLE ("Grantee").**

WITNESSETH:

THAT the said Grantor for and in consideration of good and valuable considerations to Grantor in hand paid by Grantee, receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed, remised, released and quitclaimed and does hereby grant, bargain, sell, remise, release and quitclaim unto the said Grantee, the following premises, to-wit:

Land in Davidson County, Tennessee, and being Lot No. 13 on the plan of McGaughey Heights, Section 2, as of record in Book 1835, Page 58, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING on the northerly margin of Richmond Drive, at the corner of Lots Nos. 12 and 13; thence with the line between said two lots northwardly 221.3; thence north 52 degrees, 43 seconds west 58 feet; thence north 87 degrees 53 seconds 60 feet to the corner of Lots 13 and 14; thence with the line between said two lots southwardly 223.7 feet to the northerly margin of Richmond Drive; thence with the same, eastwardly 90 feet to the point of BEGINNING.

BEING part of the same property conveyed to Sanford H. Gabrielle and Evelyn J. Gabrielle by Warranty Deed of record at Book 2195, Page 211, in the Register's Office for Davidson County, Tennessee. SEE the Probate Proceeding at Docket No. 23P929 in the Probate Court for Davidson County, Tennessee. SEE ALSO the Affidavit of Heirship of record as Instrument No. 20241112-0087829, in the Register's Office for Davidson County, Tennessee.

and all of the estate, right, title and interest of Grantor therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing and waiving all claims to homestead, redemption and year's support. The said property is transferred to the said Grantee and its successors and assigns of Grantees, forever.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this the day and year first above written.

GRANTOR:

Jayne McDowell Brien

Jayne McDowell Brien

STATE OF TENNESSEE §
§
COUNTY OF SUMNER §

Personally appeared before me, the undersigned, a duly commissioned Notary Public in and for the County and State aforesaid, Jayne McDowell Brien, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 30th day of Oct, 2024.

Notary Public

My Commission Expires: 8-1-26

True Copy Certification

I, **Pamela M. Hopper**, do hereby make oath that I am 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 30, 2024.

Pamela M. Hopper
Affiant Signature

November 12, 2024

STATE OF TENNESSEE

COUNTY OF KNOX

Sworn to and subscribed before me this 12th day of November, 2024.

Elly Larkin
Notary's Signature

MY COMMISSION EXPIRES: January 10, 2026

