This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (WLH)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1207482 DEEDQC
11/21/2024 09:13:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241121-0090897

QUITCLAIM DEED

Address New Owners:
Harris and Danielle Gilbert Trust
Harris Norman Gilbert, Co-Trustee
Danielle Meany Gilbert, Co-Trustee
207 Mockingbird Road
Nashville, TN 37205

Send Tax Bills To:
same

Map/Parcel Number:
103 12 0 145.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Harris N. Gilbert and wife, Danielle Gilbert (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Harris Norman Gilbert and Danielle Meany Gilbert, Co-Trustees, and their successors in trust, of the Harris and Danielle Gilbert Trust dated November 20, 2024, a Tennessee community property trust (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4, Block "C" on the Plan of Cherokee Park, Section One, of record in Plat Book 547, page 169-170, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Harris N. Gilbert and wife, Danielle Gilbert, by Warranty Deed dated December 14, 2005, from Clinton G. Brown and wife, Tammy P. Brown, of record at Instrument No. 20051216-0151063 in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 207 Mockingbird Road, Nashville, Tennessee 37205.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Harris and Danielle Gilbert Trust dated November 20, 2024, a Tennessee Community Property Trust, as community property, and to dissolve the tenancy by the entirety interest of Harris N. Gilbert and wife, Danielle Gilbert, pursuant to T.C.A §35-17-105(a).

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 20th day of November, 2024.

Harris N. Gilbert, Grantor

Danielle Gilbert, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Harris N. Gilbert, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 20th day of November, 2024.

Notary Public

My Commission Expires: 10/4/27

STACIE L. BEISHUIZEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires October 4, 2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Danielle Gilbert, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 20th day of November, 2024.

Notary Public

My Commission Expires: 10/4/27

STACIE L. BEISHUIZEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires October 4, 2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Harris N. Gilbert, Affiant

Subscribed and sworn to before me this 20th day of November, 2024

Notary Public

My Commission Expires: 10/4/27

STACIE L. BEISHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 4, 2027

CERTIFICATE OF AUTHENTICITY

I, William L. Harbison, 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 November 20, 2024.

William L. Harbison

November 20, 2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 20th day of November, 2024.

Notary Public

My Commission Expires: 10/4/27

STACIE L. BEISHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 4, 2027

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