Information was provided from parties involved. No search of public records was performed.

THIS INSTRUMENT PREPARED BY:
Andy Maloney, Esq.
5120 Virginia Way, Suite B13
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1246353 DEEDQC
03/14/2025 01:21:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250314-0019027

Address New Owner(s)
Phillip J. Gerring
701 Rosebank
Nashville, TN 37206

Send Tax Bills To:
Phillip J. Gerring
701 Rosebank
Nashville, TN 37206

Map & Parcel No.:
Part of 083 08 0 206.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Philip J. Gerring and Liza M. Gerring, husband and wife** ("Grantors") hereby quitclaim and convey unto **Philip J. Gerring, a married man** ("Grantee"), his heirs and assigns, all of our right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

A CERTAIN UNIT LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AND DESIGNATED AS UNIT B, OF MEADOW ROSE TOWNHOMES, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, ESTABLISHED PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING MEADOW ROSE TOWNHOMES, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, A HORIZONTAL PROPERTY REGIME, OF RECORD IN INSTRUMENT NO. 20240308-0016348 AND AMENDED IN INSTRUMENT NO. 20240423-0029033, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND WITH SAID UNIT BEING DEPICTED ON EXHIBIT "B" TO SAID DECLARATION; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION.

BEING THE SAME PROPERTY CONVEYED TO PHILIP J. GERRING, SINGLE MAN, BY WARRANTY DEED FROM CHARLES MATTHEW PILKINTON AND ASHLEY PILKINTON, HUSBAND AND WIFE, OF RECORD IN INSTRUMENT NO. 20160308-0022031, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED MARCH 04, 2016 AND RECORDED ON MARCH 08, 2016. FURTHER CONVEYED TO PHILIP GERRING AND LIZA M. GERRING BY QUITCLAIM DEED FROM PHILIP J. GERRING, A MARRIED MAN, OF RECORD IN INSTRUMENT NUMBER 20240827-0065914, SAID REGISTER'S OFFICE.

This is improved property known as 2814 Meadow Rose Drive, Nashville, TN 37206.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantors has caused this instrument to be executed on this 13 day of March, 2025.

Philip J. Gerring

Liza M. Gerring

STATE OF TENNESSEE
COUNTY OF Williamson

On this 13 day of March, 2025, before me, the undersigned, personally appeared **Philip J. Gerring and Liza M. Gerring,** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC My Commission Expires: 2/7/2026

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me, this 13 day of March, 2025

NOTARY PUBLIC My Commission Expires: 2/7/2026

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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 3/13/2025 (date of document).

Affiant Signature
Date 3/13/2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13 day of March, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY