Karen Johnson Davidson County
Batch# 1260870 DEEDQC
04/17/2025 01:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250417-0029517

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(1)(D). Affiant Sworn to and subscribed before me this April 16, 2025. Notary Public Comm Exp:

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

This Instrument Prepared by: Robert M. Pautienus III, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
DARRELL DUANE GWALTNEY, JR. and DONNA SUE GWALTNEY, Trustees		
GWALTNEY FAMILY TRUST dated April 8, 2025	SAME AS NEW OWNER	172-13-A-18CO
6313 Williams Grove Drive		
Brentwood, Tennessee 37027		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, DARRELL D. GWALTNEY, JR. and DONNA S. GWALTNEY (Grantors), do hereby quitclaim, transfer, release, and convey any and all of our right, title and interest, in and to that certain real estate located in Davidson County, Tennessee, to DARRELL DUANE GWALTNEY, JR. and DONNA SUE GWALTNEY, Trustees of the GWALTNEY FAMILY TRUST dated April 8, 2025 (Grantees), and any amendments thereto, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 87, as shown on the Plan of Williams Grove, Section One, of record in Book 9700, pages 580-582, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to DARRELL D. GWALTNEY, JR. and DONNA S. GWALTNEY, by KEITH E. BLAZIC and STACIE K. BLAZIC, by Warranty Deed of record in Instrument Number 20040525-0061320, and recorded to correct Grantees' names in Instrument 20051207-0147276, Register's Office for Davidson County, Tennessee.

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

The legal description is taken from the prior deed of record.

Wherever 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 property is known as 6313 Williams Grove Drive, Brentwood, TN 37027.

IN WITNESS WHEREOF, the Grantors have executed this instrument on April 16, 2025.

DARRELL D. GWALTNEY, JR.

DONNA S. GWALTNEY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DARRELL D. GWALTNEY JR and DONNA S. GWALTNEY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this April 16, 2025.

NOTARY PUBLIC

My Commission Expires: _____

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

TRUE COPY CERTIFICATION

I, ROBERT M. PAUTIENUS III, 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 April 16, 2025.

4/16/25

ROBERT M. PAUTIENUS III, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 16th day of April, 2025.

Notary Public

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025