Karen Johnson Davidson County
Batch# 1265038 DEEDQC
04/25/2025 12:09:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250425-0031984

File No: EMP-25002069

After Recording, Send to:
Empower Settlement Services, LLC
651 Holiday Drive
Plaza 5 Suite 400
Pittsburgh, PA 15220

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
DEBRA ANN GILBERT, 5136 Highlander Drive, Antioch, TN 37013

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 163 02 0 096.00

QUITCLAIM DEED

DEBRA ANN GILBERT and **RICHARD K. GILBERT,** wife and husband ("Grantor"), of **5136 Highlander Drive, Antioch, TN 37013**, for and in consideration of $1.00 (One Dollar and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **DEBRA ANN GILBERT,** a married woman, ("Grantee"), whose tax mailing address is **5136 Highlander Drive, Antioch, TN 37013,** with quitclaim covenants, their interest in the following described real estate:

The land hereinafter referred to is situated in the City of Antioch, County of DAVIDSON, State of TN, and is described as follows:

BEING LOT NO.147 ON THE PLAN OF HICKORY HIGHLAND PLACE, SECTION TWO (2), PHASE THREE (3) AND RECORDED IN INSTRUMENT NO.20020812-0096961, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION. SUBJECT TO ALL MATTERS OF RECORD ON PLAT IN INSTRUMENT NO. 200203150032956, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SUBJECT TO EASEMENTS OF RECORD IN BOOK 10868, PAGE 886, BOOK 10862 PAGE 923, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SUBJECT TO RESTRICTIONS OF RECORD IN INSTRUMENT NO. 200205280064349, 199912230306511, 20000201-001022, BOOK 10421, PAGE 239, BOOK 11103, PAGE 990, BOOK 11306, PAGE 572, BOOK 11667, PAGE 310, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being all that certain property conveyed from DEBRA ANN GILBERT, A MARRIED WOMAN, WHO ACQUIRED TITLE AS AN UNMARRIED WOMAN, JOINED IN EXECUTION BY HER SPOUSE, RICHARD K. GILBERT to DEBRA ANN GILBERT AND RICHARD K. GILBERT, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY by the deed dated January 8, 2019 and recorded January 16, 2019 in Instrument No. 20190116-0004448 of official records.

APN: 163 02 0 096.00

Property Address is: 5136 Highlander Drive, Antioch, TN 37013

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on April 17, 2025:

Debra Ann Gilbert
DEBRA ANN GILBERT

Richard K Gilbert
RICHARD K. GILBERT

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **DEBRA ANN GILBERT** and **RICHARD K. GILBERT**, personally known to me, or has produced Drivers License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 17th day of April, 2025.

Tressie M Lewis
Notary Public

TRESSIE M LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $1.00.

Richard K Gillett Debra Ann Gillett
Affiant

Subscribed and sworn to before me on this the 17th day of April, 2025.

Tressie M Lewis
Notary Public

My Commission Expires: 11/08/2028

SEAL

TRESSIE M LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Mikayla Morgan, 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 04/17/2025 (date of document).

Mikayla Morgan
Affiant Signature

04/17/2025
Date

State of Florida

County of Orange

Sworn to and subscribed before me this 17th day of April 2025.

Hilda Johnson
Notary's Signature

MY COMMISSION EXPIRES: 05/09/2027

NOTARY'S SEAL

HILDA JOHNSON
Notary Public
State of Florida
Comm# HH396031
Expires 5/9/2027