This instrument was prepared by:
Gabriel Blue Blessing
656 Williamsport Ct
Nashville, TN, 37221

Once recorded, return to:
Gabriel Blue Blessing
656 Williamsport Ct
Nashville, TN 37221

Karen Johnson Davidson County
Batch # 1265815 DEEDQC
04/29/2025 04:20:14 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250429-0033113

This Space for Recorder's Use Only.

Tennessee Quitclaim Deed

State of Tennessee, County of Davidson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One US Dollars ($ 1) in hand, paid to David Joseph Undis, an unmarried individual with an address of 6255 Calle De Hidalgo, Navarre, FL 32566 (the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to Gabriel Blue Blessing, a married individual with an address of 656 Williamsport Ct, Nashville, TN 37221 (the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 128030B01500CO

The property identified herein ☐ is **-OR-** ☑ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Gabriel Blue Blessing

Address: 656 Williamsport Ct, Nashville TN 37221

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: David Joseph Undis Date: 02/19/2025

Printed Name: David J Undis

Grantor Signature: _____ Date: _____

Printed Name: _____

1st Witness Signature: Rasquel Featheran-Kakalia Date: 02/19/2025

Printed Name: Rasquel Featheran-Kakalia

2nd Witness Signature: Vickey Beglari Date: 02/19/2025

Printed Name: Vickey Beglari

Gabriel Blue Blessing

Gabriel Blue Blessing 02/19/2025

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of ~~Tennessee~~ Virginia)

County of Newport News Virigina)

On 02/19/2025 before me, Micheala Keisha Grant ,

personally appeared David Joseph Undis ,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

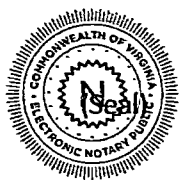
I certify under PENALTY OF PERJURY under the laws of the state of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Micheala Keisha Grant

Printed Name Micheala Keisha Grant

My Commission Expires 08/31/2027



Micheala Keisha Grant

REGISTRATION NUMBER
8070793
COMMISSION EXPIRES
August 31, 2027

Newport News Virigina

Electronic Notary Public

Notarized remotely online using communication technology via Proof.

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Land in Davidson County, Tennessee, being Lot No. 15 on the Final Plat of Williamsport Subdivision, Section One, a Residential Planned Unit Development of record in Plat Book 7900, Pages 628 and 629, Register's Office of Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David Undis by Deed from Melissa Linning and Leighton Linning, wife and husband, and being of record in Instrument Number ~~20131210-0125254 and as corrected in Instrument Number 20140114-0003502,~~ Register's Office of Davidson County, Tennessee. 20190814-0081360 GB

Source of Title 20190814-0081360

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 1.00 .

Gabriel Bressing
Affiant

Subscribed and sworn before me, this 24th day of April, 2025

Notary

CHRISTOPHER D BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Exp 03/20/2028

Certificate of Authenticity

I, Gabriel Bressing, 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 4/29/25.

Date

Affiant Signature

4/29/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29th day of April, 2025.

Notary's Signature

My Commission Expires: 03/26/2028
Date

Notary's Seal (if on paper)

CHRISTOPHER D BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON