Karen Johnson
Batch # 1311857
08/20/2025 08 20 33 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250820-0066438

This Instrument was prepared from information furnished by the parties without the benefit of a title examination.

This instrument prepared by:

Name: Jeffrey S. Strickland, Esq.
Firm: Strickland Law, PLLC
Address: 3200 West End Avenue, Suite 500
Nashville, Tennessee 37203
Phone Number 615-739-6746

Address/Owners:	Send Tax Bills To:	Map Parcel
Oliver Lee Gunter, Jr.	New Owner	118 09 0D 001.00
2533 Ashwood Avenue		
Nashville, Tennessee 37212		

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar and 00/100 ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Bertha Reyna Gunter ("Grantor"), does hereby convey and quitclaim unto Oliver Lee Gunter, Jr. ("Grantee"), all rights, title and interest in and to the following described tract or parcel of land located in Davidson County, Tennessee, and more particularly as follows:

Land in Davidson County, Tennessee, being Unit No. 1, Glendale Condominium, as established under Master Deed of record in Instrument No. 20080104-0001233, Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

In accordance with Tennessee Code Annotated Section 66-24-121, the foregoing legal description is the same as in the previous deed of record.

Being the same property conveyed to Oliver Lee Gunter, Jr., a married man, and Bertha Reyna Gunter, an unmarried woman, by Warranty Deed from Stephen W. Rose, dated November 23, 2022, of record in Instrument No. 20221129-0125042, Register of Deeds' Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

This is improved property known as 1112 Clifton Lane # 1, Nashville, Tennessee 37204.

This conveyance is subject to all matters set forth below, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions, all easements,

existing liens, encumbrances, governmental and zoning regulations.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Glendale Condominium of record in Instrument No. 20080104-0001233, as amended by instrument(s) of record, also subject to easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements.

IN TESTIMONY WHEREOF, I have hereunto set my hands this 6th day of July, 2025.

Bertha R. Gunter

Bertha Reyna Gunter

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, appeared Bertha Reyna Gunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 6th day of July, 2025.

Notary Public

JEFF STRICKLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2028

My commission expires: _____

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

Bertha R. Gunter

Bertha Reyna Gunter

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 6th day of July, 2025.

Notary Public

JEFF STRICKLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2028

My commission expires: _____