Karen Johnson Davidson County
Batch# 1315274 DEEDQC
08/27/2025 09:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250827-0068484

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Sydney Edward Gent and Susan M. Gent, Co-Trustees Gent Family Revocable Living Trust 1152 Frewin Street Nolensville, TN 37135	New Owner	187050A01300CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Susan M. Gent and husband, Sydney E. Gent**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Sydney Edward Gent and Susan M. Gent, Co-Trustees, Gent Family Revocable Living Trust Agreement dated August 26, 2025** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 13, as shown on the plan of Burkitt Springs, Phase 4B, of record as Instrument No. 20160802-0079556, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to **Susan M. Gent and husband, Sydney E. Gent**, by Warranty Deed dated April 13, 2017, from **Regent Homes, LLC, a Tennessee Limited Liability Company**, recorded in Instrument No. 20170417-0037026, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **1152 Frewin St., Nolensville, TN 37135.**

Sydney E. Gent and **Sydney Edward Gent** are one and the same person.

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 26th day of August 2025.

Susan M. Gent

Sydney E. Gent

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 **Susan M. Gent**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of August 2025.

Notary Public

My Commission Expires: 6/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 **Sydney E. Gent**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of August 2025.

Notary Public

My Commission Expires: 6/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Susan M. Gent
Affiant

Sworn to and subscribed to before me, this the 26th day of August 2025.

Notary Public

My Commission Expires:
6/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Russell T. Cook**, 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 August 26, 2025.

Affiant Signature

August 26, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 26th day of August 2025.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

