QUITCLAIM DEED

CORTLYN STOKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2028

G-SB-P-21-608/MM QCD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF June, 2026.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners PLLC
2012 21st Avenue S
Nashville, TN 37212

Karen Johnson
Batch # 1433415
06/15/2026 02:34:58 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260615-0054021

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Sarah Poserina Gilbert and husband, John Gray Gilbert	**Same As New Owner**	
(NAME)	(NAME)	**081-08-0A-002.00-CO**
608 Garfield St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SARAH AGNES POSERINA NOW KNOWN AS SARAH POSERINA GILBERT,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **SARAH POSERINA GILBERT AND HUSBAND, JOHN GRAY GILBERT** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1-B on the Plan of Garfield North Townhomes, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-laws of record in Instrument No. 200601180006854, Register's Office of said county, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the Plat of Garfield North Townhomes as shown on Exhibit "A" to the Master Deed of record as aforementioned for a more complete identification and description of said Unit.

Being the same property conveyed to Sarah Agnes Poserina, an unmarried woman, by Warranty Deed from Nikita Lebron Yepez f/k/a Nikita Lebron, a married woman of record in Instrument No. 20210604-0075498, Register's Office for Davidson County, Tennessee. Subsequently, Sarah Agens Poserina married John Gray Gilbert and is now known as Sarah Poserina Gilbert.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **608 Garfield St, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 11 day of June, 2026

Sarah Poserina Gilbert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARAH POSERINA GILBERT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11 of June, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy and Partners PLLC
2012 21st Avenue S
Nashville, TN 37212

