Karen Johnson Davidson County
Batch# 1438296 DEEDQC
06/25/2026 02:26:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260625-0057634

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:
Gillian H. Welch
1011 Woodland Street
Nashville, TN 37206

Send Tax Bills To:
New Owner

Map and Parcel No.
08313020100

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, **David T. Rawlings and Gillian H. Welch, as tenants in common with the right of survivorship**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Gillian H. Welch** ("Grantee"), 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. 196 on the plan of East Edgefield Addition, a plan of which is of record in Plat Book 21, Page 147, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 196 fronts 50 feet on the North side of Shelby Avenue, formerly Lee Street, and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to **David T. Rawlings and Gillian Welch, as tenants in common with the right of survivorship**, by Warranty Deed dated October 7, 2019, from **Caprice Palmer**, recorded in Instrument No. 20191010-0103948, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **1307 Shelby Ave., Nashville, TN 37206.**

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 22 day of June 2026.

David T. Rawlings

Gillian H. Welch

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **David T. Rawlings**, 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 22 day of June 2026.

ANGELA EVERETT TENNESSEE NOTARY PUBLIC My Comm Exp. March 5, 2030 COUNTY OF DAVIDSON

Notary Public

My Commission Expires:
3/5/2030

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Gillian H. Welch**, 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 22 day of June 2026.

ANGELA EVERETT TENNESSEE NOTARY PUBLIC My Comm Exp. March 5, 2030 COUNTY OF DAVIDSON

Notary Public

My Commission Expires:
3/5/2030

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

Sworn to and subscribed to before me, this the 22 day of June 2026.

Notary Public

ANGELA EVERS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 5, 2030
COUNTY OF DAVIDSON

My Commission Expires:
3/5/2030

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

June 22, 2026.

Affiant Signature

June 25, 2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 25th day of June, 2026.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

ERIN D. STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
OF WILLIAMSON
MY COMM. EXPIRES AUG 19, 2028