Karen Johnson Davidson County
Batch# 1438297 DEEDQC
06/25/2026 02:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260625-0057635

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.
08313019400

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**, ("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. 157 on the Plan of East Edgefield of record in Book 21, page 147, Register's Office for said County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to **David T. Rawlings, an unmarried man and Gillian H. Welch, an unmarried woman**, by Warranty Deed dated April 18, 2014, from **Jared Ingersoll and spouse, Tina Prestia**, recorded in Instrument No. 20140505-0038168, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **1306 Boscobel Street, 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.

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.

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

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
COUNTY OF WILLIAMSON
MY COMM. EXPIRES AUG 19, 2028