# Executor's QuitClaim Deed

The actual consideration or value for this transfer is $ -0- Exempt

Gerald C Gibbs
AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 8th day of January 2016

NOTARY PUBLIC
My Commission Expires: 3-8-2016

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Davidson County DEEDQC
Recvd: 03/03/16 11:55 3 pgs
Fees:17.00 Taxes:0.00
20160303-0020433

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd. Old Hickory, TN. 37138 - (615) 847-2000

| ADDRESS NEW OWNER(S) | SEND TAX BILLS TO: | MAP / PARCEL NO. |
|---|---|---|
| Rita Lynn Carter<br>3281 Freeman Hollow Rd.<br>Goodlettsville, Tennessee 37072 | New Owner | 052 02 0 / 117.00 |

In further fulfillment of the terms of the ***Last Will and Testament*** of DONALD L. GIBBS, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **GERALD C. GIBBS**, Executor of the **Estate of DONALD L. GIBBS**, the GRANTOR herein, by these presents do transfer, QuitClaim and convey unto:

**RITA LYNN CARTER**, the GRANTEE herein, her heirs and assigns, all right title and interest, equitable and otherwise, in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 47 of Block "C" on the Revised Plan of Rainbow Terrace Subdivision shown of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 47 fronts 50 feet on the Northerly side of Cheryl Avenue and runs back between parallel lines 145 feet to a dead line.

BEING all the same property conveyed to Donald L. Gibbs by deed of record in Book 8428, page 874, Register's Offcie for Davidson County, Tennessee. Subsequently conveyed to Donald L. Gibbs and wife, Patsy Decker Gibbs, by deed from Donald L. Gibbs, (to create a tenancy by the entirety), of record as Instrument 20040726-0088977, Register's Office for Davidson County, Tennessee. The said **Patsy Decker Gibbs** having died, May 15, 2014, Testate in Davidson County, **Probate Case #14P-956**, leaving her surviving spouse, Donald L. Gibbs, as the surviving Tenant by the Entirety. The said **Donald L. Gibbs** having died, December 2, 2014, Testate in Davidson County, **Probate Case #15P-940**, devising the aforesaid property to RITA LYNN CARTER, under Item Seventh of his Last Will, and under Item Fourth of his said Last Will, authorizing his Executor, GERALD C. GIBBS, to execute any document necessary to complete the transfer.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office as may affect the premises including the following:

Real Property Taxes for the year 2015.

This is improved property known as: 627 Cheryl Ave., Madison, TN. 37115.

The Executor by signing this Deed declares that the Estate of DONALD L. GIBBS is solvent, and has no outstanding claims or taxes.

Witness my hand this 8th day of January, 2016.

**The Estate of DONALD L. GIBBS**

Gerald C. Gibbs
By: GERALD C. GIBBS, Executor

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy S. Ellis IV, a Notary Public in and for said County and State, the within named GERALD C. GIBBS, the Executor for The Estate of DONALD L. GIBBS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument, as such Executor for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 8th day of January, 2016.

Leroy S. Ellis IV
NOTARY PUBLIC

My Commission Expires: 5-8-2016

LEROY JOHNSTON ELLIS V
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN.

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# CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and custodian of the Electronic version of the attached document tendered for registration herewith and that this is a True and Correct copy of the original Document executed and authenticated according to Law.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Janet A Pool the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

JANET A. POOL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Janet A. Pool
NOTARY PUBLIC

My Commission Expires: 7-2-2018

This Certificate Prepared by:
Johnny Ellis, Attorney at Law
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Old Hickory, TN. 37138
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Johnny@LjeLaw.com