THIS INSTRUMENT PREPARED BY:
Jennifer Soltz
Curphey & Badger PA
25400 US Highway 19 North, Suite 236
Clearwater, Florida 33763

Davidson County DEEDQC
Recvd: 01/20/17 11:06 5 pgs
Fees:27.00 Taxes:0.00
20170120-0006479

QUIT CLAIM DEED

Return To:

New Owner(S) Address &
Mail Tax Statements To:
John Bradley Gibson and Ginger Schneider Gibson
833 Horner Road
Nashville, TN 37204

Property Tax ID#: 118023D00200CO
File #: LS-GH-31331

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, JOHN DANIEL GIBSON, unmarried and JOHN BRADLEY GIBSON and GINGER SCHNEIDER GIBSON, husband and wife, as Grantors, hereby convey all rights, titles and interests that we may have in to JOHN BRADLEY GIBSON and GINGER SCHNEIDER GIBSON, as Grantees, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 118023D00200CO
Property Address: 833 Horner Road, Nashville, TN 37204

Prior Deed recorded 03/29/2016 in Instrument 20160329-0029493 Davidson County Court Clerk's Office.

Witness my hand this the 9th day of January, 2017 (aks)

JOHN DANIEL GIBSON

STATE OF OH }

COUNTY OF Franklin }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by JOHN DANIEL GIBSON the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 9th day of January 2017 (aks)

Archana Springer

Notary Public

My Commission expires: 12/28/2018

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

JOHN DANIEL GIBSON

Subscribed and sworn to before me this the 9th day of January, 2017 (aks)

Archana Springer

Notary

My Commission expires: 12/28/2018

Witness our hands this the 9th day of January, ~~2016~~ 2017 (also)

JOHN BRADLEY GIBSON

GINGER SCHNEIDER GIBSON

STATE OF OH }

COUNTY OF Franklin }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by JOHN BRADLEY GIBSON and GINGER SCHNEIDER GIBSON, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

ARCHANA SPRINGER - NOTARY PUBLIC STATE OF OHIO COMM. EXP. DEC 28 2018

Witness my hand and official seal this the 9th day of January, ~~2016~~ 2017 (also)

Archana Springer
Notary Public
My Commission expires: 12/28/2018

We hereby swear or affirm that to the best of our knowledge, information and belief that actual consideration for the transfer is $0.00.

JOHN BRADLEY GIBSON

GINGER SCHNEIDER GIBSON

Subscribed and sworn to before me this the 9th day of January, ~~2016~~ 2017 (also)

Archana Springer.
Notary
My Commission expires: 12/28/2018

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

ARCHANA SPRINGER - NOTARY PUBLIC STATE OF OHIO COMM. EXP. DEC 28 2018

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B OF THE COTTAGES OF VALULX, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AS CREATED BY THE MASTER DEED AND BY-LAWS FOR THE COTTAGES OF VAULX, OF RECORD IN INSTRUMENT NO. 20150608-0053460, AND AS CORRECTED BY SCRIVENER'S AFFIDAVIT IN INSTRUMENT NO. 20151209-023910, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, 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 PLAN OF THE COTTAGES OF VALULX, AS SHOWN ON EXHIBIT "B" TO THE AFOREMENTIONED MASTER DEED, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

Parcel ID: 118023D00200CO

Commonly known as 833 Horner Road, Nashville, TN 37204
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded in Instrument: 20160329-0029493 in the Register's Office of Davidson County, Tennessee. **NOTE: NEW QUIT CLAIM DEED SIGNED JANUARY 9, 2017 AND BEING RECORDED HEREWITH.**

PRIOR DEED OF TRUST: Instrument: 20160329-0029494

I, Darren Rudolph, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of OHIO

County of Franklin

Personally appeared before me, JANICE L. SHOOK, a notary public for this county and state, Darren Rudolph,

who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

Janice L. Shook
Notary Public, State of Ohio
My Commission Expires 03-15-2020

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).