Bill Garrett Davidson County
Batch# 58050 DEEDQC
02/13/2018 08:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180213-0014041

THIS INSTRUMENT PREPARED BY:

MUSIC CITY ESTATE LAW
320 SEVEN SPRINGS WAY, SUITE 250
BRENTWOOD, TENNESSE 37027
(615) 628-7775

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires July 11, 2021

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $10.00. This is a transfer to a trust.

Janet S. Gibson
Affiant

Subscribed and sworn to before me, this 22nd day of January 2018.

Justin Gilbert
Justin Gilbert, Notary public

My commission Expires: 7/11/2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Janet S. Gibson 823 Kirkwood Avenue Nashville, TN 37204	Janet S. Gibson 823 Kirkwood Avenue Nashville, TN 37204	Map 118-2 Parcel 173

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Janet Scales Gibson, the Grantor, does hereby quitclaim, transfer and convey all interest to Janet S. Gibson, Trustee of the Janet S. Gibson Living Trust Dated January 22, 2018, and assigns all her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being the easterly one-half of the northerly one-half of Lot No. 33 on the Subdivision of the Vaulx Land, described according to a survey made by Earl Drake, July 1, 1921, not of record, described as follows:

Said part of Lot No. 33 fronts 88.5 feet on the southerly side of Kirkwood Lane, and extends back between parallel lines, 242 feet to a dead line, on which it measures 88.5 feet thereon.

Being the same property conveyed to Clara H. Scales (deceased), Joseph S. Scales, and Janet Scales Gibson, as Trustees of the Clara Helena Scales Living Trust dated June 19, 2003, as of record as instrument number 20031105-0162344, Register's Office of Davidson County, Tennessee. Title now vests in Janet Scales Gibson and Ann S. Spriggs, as equal tenants in common, by deed from Joseph S. Scales and Janet Scales Gibson, as Trustees of the Clara Helena Scales Living Trust Dated June 19, 2003, by Quitclaim Deed recorded as Document No. 20040126-0009764, said Register's Office

This is improved property known as: 823 Kirkland Avenue, Nashville, TN 37204

Witness my hand this 22nd day of January 2018.

Janet Scales Gibson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally, appeared before me, the undersigned authority, a Notary Public in and for said county and state, Janet Scales Gibson, Grantor, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Notary Public
My commission expires: 7/11/2021

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
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Tennessee Certification of Electronic Document

I, Arica J. Torres, do hereby make other that I am 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 TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Justin Gilbert, a Notary Public for this county and state, Arica J. Torres, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 7-11-2021.

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires July 11, 2021

(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 registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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