Bill Garrett Davidson County
Batch# 112696 DEEDQC
07/05/2018 09:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180705-0064980

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 day of June, 2018

Barbara Collins
Notary Public
MY COMMISSION EXPIRES: 12-17-2018
(AFFIX SEAL)

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires December 17, 2018

THIS INSTRUMENT WAS PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ryan P. Davis and Lonnie K. Yount	SAME AS NEW OWNER	083-14-0-095.00
(NAME) 1909 Russell Street	(NAME)	
(ADDRESS) Nashville, TN	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ryan P. Davis, a married man**, hereinafter called the Grantor(s), has quitclaimed unto **Ryan P. Davis, a married man and Lonnie K. Yount, a married man**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Wilson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 78, Block "D" as shown on the map entitled the Plan of Priest Home Place, of record in Book 161, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Elizabeth Dortch Gibson from Dan Henry Gibson and wife, Julia Gibson, by Warranty Deed dated July 1, 1981, in Book 5765, Page 347, in the Register's Office for Davidson County, Tennessee. Elizabeth Dortch Gibson having since died intestate on June 20, 2016. She was unmarried at time of death and had no children, leaving as her only heirs Dan H. Gibson and Helen S. Gibson Matthews (brother & sister). See Affidavit of Heirship of record in Instrument No. 20161230-0137622, said Register's Office. Being the same property conveyed to RYAN P. DAVIS, AN UNMARRIED MAN, by deed from DAN H. GIBSON AND HELEN S. GIBSON, AS CO-ADMINISTRATORS OF THE ESTATE OF ELIZABETH DORTCH GIBSON AND AS HEIR AS LAW OF ELIZABETH DORTCH GIBSON, of record in Instrument No. 20161230-0137623, dated December 28, 2016 , said Register's Office.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is _X_ improved __ unimproved property known as 1909 Russell Street, Nashville, TN 37206.

Witness my hand this 29 day of June, 2018.

Ryan P. Davis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan P. Davis the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 day of June, 2018.

Barbara Collins
Notary Public

My Commission Expires: 12-17-2018

(SEAL)

BARBARA COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
December 17, 2018

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2019

(SEAL)

