File Box 8

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
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Dav. Co. File: Box 8

Karen Y Johnson Davidson County
Batch# 149585 DEEDQC
10/05/2018 02:43:08 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20181005-0099258

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John R. Gibson Susan Gibson Brown 3611 Hampton Avenue Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 11608004300

EXECUTOR'S QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and in order to vest full ownership in Grantee, the undersigned **John R. Gibson and Susan Gibson Brown, as devisees, and John R. Gibson, as Personal Representative under the Last Will and Testament of Frances Ragan Gibson,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer, quitclaim and convey unto **John R. Gibson and Susan Gibson Brown** a one-half interest each as tenants in common, hereinafter called the **Grantee**, Grantee's heirs and assigns, all Grantor's right, title and interest, if any, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 5 on the unrecorded Plan of C. B. Kelley's Resudivision of Lots nos. 68, 69 and 70, on the Map of Clearview, as of record in Book 843, page 8, Register's Office for said County, and being parts of Lots Nos. 68 and 69 of said Clearview Subdivision, described as follows:

Beginning at a point in the easterly margin of Clearview Drive, the common corner of Lots Nos. 4 and 5 on said unrecorded plan; thence with the line between said lots, easterly 235.4 feet to a point; thence northerly 75 feet to a point, the common corner of Lots Nos. 5 and 6 on said unrecorded plan; thence with the line between said lots, westerly 235.4 feet to the easterly margin of Clearview Drive; thence with the margin of the same, southerly 75 feet to the point of beginning.

Being the same property conveyed to Walter D. Ragan and wife, Nellie D. Ragan, by Warranty Deed from Ethel H. McCauley, a widow, dated April 16, 1965 and recorded on April 21, 1965, of record in Book 3882, page 338, Register's Office for Davidson County, Tennessee. The said

Nellie D. Ragan has since died. By Quitclaim Deed dated July 2, 1976, recorded July 2, 1976, of record in Book 5041, page 983, said Register's Office, subject property was conveyed to Walter D. Ragan and wife, Katherine Shelton Ragan. The said Walter D. Ragan has since died, leaving Katherine Shelton Ragan as surviving tenant by the entirety. By Quitclaim Deed dated February 9, 1981, recorded February 12, 1981, of record in Book 5710, page 230, said Registers Office, the said Katherine Shelton Ragan conveyed her interest in subject property to Frances Ragan Gibson, pursuant to the terms of Agreement recorded in Book 5710, page 228, said Register's Office. The said Katherine Shelton Ragan has since died. The said Frances Ragan Gibson has since died. The Last Will and Testament of Frances Ragan Gibson of record in Docket No. 17P1860 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division devised subject property to John R. Gibson and Susan Gibson Brown and appointed John R. Gibson as Personal Representative.

Description Reference: The description is the same as that used in the prior conveyance.

This is improved property known as: 904 Clearview Drive, Nashville, Tennessee 37205

WITNESS THE EXECUTION HEREOF on Oct 3, 2018.

John R. Gibson

John R. Gibson

Susan Gibson Brown

Susan Gibson Brown

John R. Gibson

John R. Gibson, Personal Representative

State of Tennessee
County of Davidson

On Oct 3, 2018, before me the undersigned authority, personally appeared **John R. Gibson,** acting individually and as Personal Representative, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Pennsylvania
County of CHESTER

On September 29th, 2018, before me the undersigned authority, personally appeared **Susan Gibson Brown,** acting individually and as Executrix, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Joseph Johnson
Notary Public

My Commission Expires: NOV 16 2021

JOSEPH JOHNSON NOTARIAL SEAL COMMONWEALTH OF PENNSYLVANIA NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Joseph Johnson, Notary Public
Chester County
My commission expires November 16, 2021
Commission number 1219801
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

State of Tennessee
County of Davidson

AFFIDAVIT

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409 (a)(3)(G).

John R. Gibson
Affiant

Sworn and subscribed before me on Oct 3, 2018.

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Wldoc: QC Deed QDoc