File Box 8

PREPARED BY (AND RETURN TO):
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Karen Y Johnson Davidson County
DEEDQC
Batch# 149585 3 pgs
10/05/2018 02:43:08 PM
Fees: $17.00 Taxes: $0.00
20181005-0099260

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

TAX MAP-PARCEL NUMBERS: 11701007300

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. 1 and the northerly 60 feet of Lot No. 2, Block J, on the plan of W. M. Cantrell's Subdivision, of record in Book 332, page 85, Register's Office for said County.

Said property fronts 160 feet on the westerly margin of Stones Avenue, now Lynnbrook Road, and extends back between parallel lines, along the southerly margin of an alley, 221 ¼ feet to an alley.

Being the same property conveyed to John R Gibson and wife, Kathy R. Gibson, by Warranty Deed from Ora Belle Newton, unmarried, dated July 1, 1982 and recorded July 6, 1982, of record in Book 5906, page 790, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 30, 1991, recorded November 5, 1991, of record in Book 8479, page 160, said Register's Office, subject property was conveyed to Frances Ragan Gibson and husband, Walter C. Gibson. Subject property was further conveyed to Frances Ragan Gibson, individually, by Quitclaim Deed dated December 4, 1998, recorded February 5, 1999, of record in Book 11330,

page 37, said Register's Office. 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: 709 Lynnbrook Road, Nashville, Tennessee 37215

WITNESS THE EXECUTION HEREOF on Oct 3, 2018.

John R. Gibson

Susan Gibson Brown

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 9/29/2018, 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.

Notary Public

My Commission Expires: Nov 16 2021

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL

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 1-2-2019

Wldoc: QC Deed QDoc