PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (cwi)
Dav. Co. File: Box 8

Karen Y Johnson Davidson County
Batch# 169624 DEEDQC
12/03/2018 02:29:13 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20181203-0117711

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

TAX MAP-PARCEL NUMBERS: 11701007300

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 a full one-half interest in subject property in Grantee, the undersigned **John R. Gibson and wife, Kathy Gibson,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer, and convey unto **Ragan Gibson Graves,** hereinafter called the **Grantee**, Grantee's heirs and assigns, **a one-fourth (1/4) interest**, 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 Susan Gibson Brown as tenants in common by Executor's Quitclaim Deed of record as Inst. No. 20181005-0099260, Register's Office for Davidson County, Tennessee. Susan Gibson Brown subsequently conveyed her one-half interest in the property to John R. Gibson and wife, Kathy Gibson, as to a one-half interest, and to Ragan Gibson Graves, as to a one-half interest, by Warranty Deed of record as Inst. No. 20181005-0099261, said Register's Office, the effect of which was to vest a three-quarter (3/4) interest in the property in John R. Gibson and wife, Kathy Gibson, and a one-quarter (1/4) interest in Ragan Gibson Graves. This was not the intention of the parties. This deed is executed to vest a full one-half interest in the property in Ragan Gibson Graves, leaving a one-half interest in John R. Gibson and wife, Kathy Gibson. In addition, a quitclaim deed from John R. Gibson to John R. Gibson and wife, Kathy Gibson, of John R. Gibson's original one-half interest in the

property is being recorded immediately prior hereto to establish that the full interest which remains in John R. Gibson and Kathy Gibson is to be held as tenants by the entireties.

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 Nov 30, 2018.

John R. Gibson

Kathy Gibson

State of Tennessee
County of Davidson

On Nov 30, 2018, before me the undersigned authority, personally appeared **John R. Gibson,** 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.

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

Notary Public

My Commission Expires:

State of Tennessee
County of Davidson

On Nov 30, 2018, before me the undersigned authority, personally appeared **Kathy Gibson,** 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.

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

Notary Public

My Commission Expires:

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $ -0-.

Affiant

Sworn and subscribed before me on Nov 30, 2018.

Notary Public

My Commission Expires: _____

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