20-0216

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 346368 DEEDQC
01/22/2020 03:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200122-0008052

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Sharon Gibbs 245 Haynes Park Drive Nashville, TN 37218	New Owner	05816007200

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Dorothy Gibbs, a married woman***, by these presents do hereby quitclaim and convey unto **Sharon Gibbs, an unmarried woman,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Haynes Park Subdivision, Section 3 of record in Plat Book 4460, Page 185, amended at Book 4869, page 681, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dorothy Gibbs, a married woman by Warranty deed from Allison Patton, a single woman of record in Instrument No. 20170920-0096147 Register's Office for Davidson County, Tennessee, dated September 18, 2017 and recorded on September 20, 2017.

Being the same property conveyed to Dorothy Gibbs, a married woman and Sharon Gibbs, an unmarried woman, as tenants in common with rights of survivorship by Quitclaim deed from Dorothy Gibbs, a married woman of record in Instrument No. 20180302-0019827 Register's Office for Davidson County, Tennessee, dated February 27, 2018 and recorded on March 2, 2018.

Being also known as 245 Haynes Park Drive Nashville, Tennessee 37218.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
17th day of January, 2020.

Affiant

My commission expires:
(Affix Seal)

Notary Public

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of January, 2020.

Dorothy Gibbs

Dorothy Gibbs

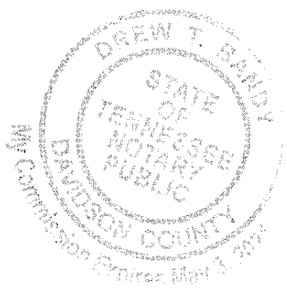
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dorothy Gibbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 17th day of January, 2020.

Notary Public

My Commission Expires: 5/3/21



True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022