AFTER RECORDING RETURN TO:
Kenneth T. Gipson, Jr.
712 River Landing Way
Old Hickory, TN 37138
File No. 01-19078125-02C

Karen Johnson Davidson County
Batch# 357071 DEEDQC
02/12/2020 11:59:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20200212-0016068

THIS INSTRUMENT PREPARED BY:
John O. Windsor, Esq,
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 043 04 0A 046.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 30th day of October, 20 19, by and between **KENNETH T. GIPSON, JR., AN UNMARRIED MAN and KENNETH T. GIPSON, SR., A MARRIED MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, a mailing address of 712 RIVER LANDING WAY, OLD HICKORY, TN 37138, hereinafter referred to as Grantor(s) and **KENNETH T. GIPSON, JR., A SINGLE MAN**, a mailing address of 712 RIVER LANDING WAY, OLD HICKORY, TN 37138, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

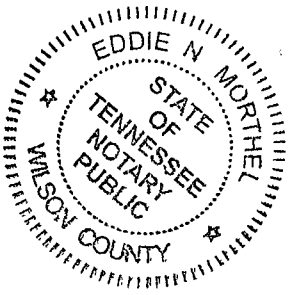
Also known as: 712 RIVER LANDING WAY, OLD HICKORY, TN 37138

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number 20180410-0033756, recorded on 04/10/2018 in Davidson County, Tennessee.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

Executed on this 2 day of November, 2019.



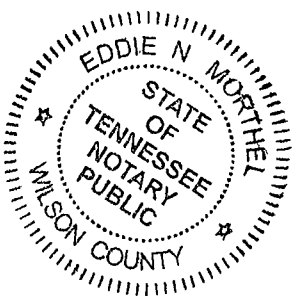
KENNETH T. GIPSON, JR.

STATE OF Tn.
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, KENNETH T. GIPSON, JR., the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Old Hickory Tn., this 2 day of November, 2019.

Eddie N. Morthel
Notary Public
My Commission expires: 9-16-2020



VALUATION AFFIDAVIT

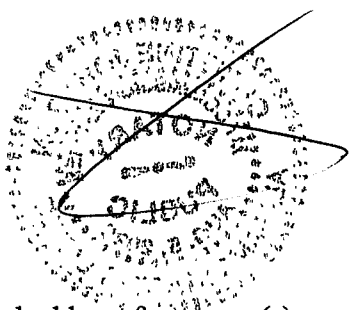
I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

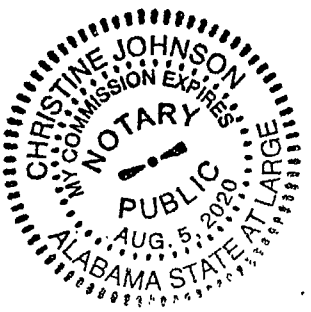
Kenneth T. Gipson Jr.
Affiant

STATE OF Alabama
COUNTY OF Tuscaloosa

Sworn to before me this 30th day of October, 2019.

Christine Johnson
Notary Public
My Commission Expires: Aug. 5 2020





Name and address for person(s) responsible for taxes:
KENNETH T. GIPSON, JR.
712 RIVER LANDING WAY
OLD HICKORY, TN 37138

Name and address of property owner:
KENNETH T. GIPSON, JR.
712 RIVER LANDING WAY
OLD HICKORY, TN 37138

Executed on this 11 day of Feb, 2020.

KENNETH T. GIPSON, SR.

STATE OF Alabama
COUNTY OF Tuscaloosa

Personally appeared before me, the undersigned notary public of the aforesaid County and State, KENNETH T. GIPSON, SR., the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Tuscaloosa, this 11th day of Feb, 2020.

Notary Public
My Commission expires: My Commission Expires 12-8-2021

No title exam performed by the preparer. Legal description and party's names provided by the party.

JOHN HAIRSTON
NOTARY PUBLIC
ALABAMA
STATE AT LARGE

JOHN HAIRSTON NOTARY PUBLIC ALABAMA-STATE AT LARGE

EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 46 ON THE FINAL PLAT OF RIVER LANDING, SECTION 1, PHASE 1, (FORMERLY KNOWN AS WINDSTAR ESTATES, SECTION 1, PHASE 1) OF RECORD IN INSTRUMENT NO. 20060728 0091763, SAID REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

TAX ID NO: 043 04 0A 046.00

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: DANIEL D. KORDIE, UNMARRIED
GRANTEE: KENNETH T. GIPSON, JR., UNMARRIED AND KENNETH T. GIPSON, SR., MARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP
DATED: 04/06/2018
RECORDED: 04/10/2018
DOC#/BOOK-PAGE: 20180410-0033756

PROPERTY COMMONLY KNOWN AS: 712 RIVER LANDING WAY, OLD HICKORY, TN 37138

Certificate of Authenticity

I, Lori Uhalley, 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.

State of Ohio

County of Summit

I, Amanda Florian, a notary public for the County of Summit in the State of Ohio, acknowledges that this certification of an electronic document is true and correct and whose signature, Lori Uhalley, I have witnessed.

Notary's Signature

Commission Expires: 06/28/2020



Amanda Florian
Notary Public, State of Ohio
My Commission Expires 06/28/2020