PLEASE RETURN TO:

~~WARRANTY TITLE INSURANCE CO~~

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

THIS INSTRUMENT PREPARED BY:
WARRANTY TITLE INSURANCE COMPANY
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215
(615) 930-0280

CHRISTINE L. LIND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Karen Johnson Davidson County
Batch# 484958 DEEDQC
09/29/2020 09:06:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200929-0111748

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Sumner)

The actual consideration for this transfer is $None.

Lester Parris

AFFIANT

Subscribed and sworn to before me, this 23rd day of September, 2020.

Christine L. Lind

Notary Public

My Commission Expires: 11.22.21

Address New Owners as Follows:
Lester Parris
6709 Birchbrook Drive
Antioch, TN 37013

Send Tax Bills To:
New Owner

Map-Parcel Number:
176-5A-32

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **PHYLLIS M. GIBBS, AN UNMARRIED WOMAN,** ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and for good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **LESTER PARRIS, AN UNMARRIED MAN,** ("Grantee"), all right, title and interest of the Grantor in and to certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 49, Hickory Woods Estates, Section C, as shown on plat of record in Plat Book 6900, pages 884-887, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Lester Parris, unmarried and Phyllis M. Gibbs, unmarried, as tenants in common with right of survivorship by Warranty Deed from John F. Downey and wife, Linda A. Downey, dated September 30, 2015 and filed of record in Instrument No. 20151002-0100301, Register's Office for Davidson County, Tennessee.

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The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 23rd day of September, 2020.

PHYLLIS M. GIBBS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared **PHYLLIS M. GIBBS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of September, 2020.

Christine L. Lind
Notary Public

My Commission Expires: 11·22·21

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

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