Karen Johnson Davidson County
Batch# 597627 DEEDQC
03/22/2021 02:30:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210322-0037743

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel No.:
Vivian H. Gorden Irrevocable Trust Post Office Box 1664 Jackson, Mississippi 39215	New Owner	092-07-0-105.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **VIVIAN H. GORDEN** (the "Grantor"), does hereby quitclaim and convey unto the **AMANDA ALEXANDER, AS TRUSTEE** for the **VIVIAN H. GORDEN IRREVOCABLE TRUST** (the "Grantee"), all of Grantor's right, title and interest in and to the following property located in Nashville, Davidson County, Tennessee, and more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property").

Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. The legal description on Exhibit A is drawn from recorded documents and Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

[Signature pages follow]

[Signature page of Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 11th day of March, 2021.

GRANTOR:

Vivian H. Gorden

STATE OF Mississippi)
)
COUNTY OF Rankin)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vivian H. Gorden, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of March, 2021.

NOTARY PUBLIC

My Commission Expires: 7-26-2024

STATE OF MISSISSIPPI
KATIE FANCHER
NOTARY PUBLIC
ID No. 99972
Commission Expires
July 26, 2024
MADISON COUNTY

STATE OF Mississippi)

COUNTY OF Rankin)

The actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me, this 11th day of March, 2021.

STATE OF MISSISSIPPI
KATIE FANCHER
NOTARY PUBLIC
ID No. 99972
Commission Expires
July 26, 2024
MADISON COUNTY

NOTARY PUBLIC

My Commission Expires:

7-26-2024

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot(s) 23, as shown on the map entitled John Langhams Additions, of record in Book 57, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William C. Gorden and wife, Vivian H. Gorden, by deed, of record in 20150126-0007435, as corrected in that certain Scrivener's Affidavit of record in 20150202-0009388, said Register's Office. William C. Gorden died testate on or about October 23, 2020 leaving Vivian H. Gorden as the surviving tenant by the entirety.

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry, 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.

Andrea P. Perry
Signature

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Kimberley J. Raymond a notary public for this county and state, Andrea P. Perry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberley J Raymond
Notary's Signature

My Commission Expires: 7-5-21.

