Karen Johnson Davidson County
Batch# 652995 DEEDQC
06/09/2021 12:13:15 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210609-0077493

THIS INSTRUMENT PREPARED BY:
Quality Service Trust
P.O. Box 160071
Nashville, TN 37216

Address New Owner(s)
The Gribbins Family Trust
P.O. Box 160071
Nashville, TN 37216

Send Tax Bills To:
SAME

Map & Parcel
052-05-0-118.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of 10 and No/00 Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Mary Gribbins and Joseph Aaron Scott** ("Grantor") does hereby quitclaim and convey unto **The Gribbins Family Trust, Brandon Adams as Trustee** ("Grantee"), its successors and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot no. 12 of block K of the plan of Powers and Roths Subdivision of Madison Park, of record in Book 843, Page 7, Register's Office for said County.

Said Lot fronts 100 feet on the Easterly side of Denson Avenue, formerly Idlewild Avenue, and runs back 495 feet on the Northerly line and 534 feet on the Southerly line to the center of a branch measuring 100 feet thereon.

Being the same property conveyed to James Jennings and wife, Patricia D. Jennings by Installment Deed from W. S. Willey and wife, Mary M. Willey of record in Book 4763, Page 817, Register's Office for Davidson County, Tennessee, dated November 09, 1973 and recorded on November 12, 1973.

Being the same property conveyed to James E. Jennings by Quitclaim Deed from Patricia D. Jennings of record in Book 8634, Page 565, Register's Office for Davidson County, Tennessee, dated May 15, 1992 and recorded on May 27, 1992.

Being the same property conveyed to James Edward Jennings, Mary Helen Gribbons and Wanda Sue McKendree by Quitclaim Deed from James Edward Jennings of record in Instrument No. 20080116-0004882 Register's Office for Davidson County, Tennessee, dated January 16, 2008 and recorded on January 16, 2008.

Being the same property conveyed to Mary Helen Gribbins and Joseph Aaron Scott by Quitclaim Deed from James Edward Jennings, Julious Irene Jennings, Mary Helen Gribbins, and Wanda Sue McKendree of record in Instrument No. 20160812-0083984 Register's Office for Davidson County, Tennessee, dated August 09, 2016 and recorded on August 12, 2016.

Being also known as: **849 Denson Ave, Madison, TN 37115.**

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 20th day of May, 2021.

Mary Gribbins

Joseph Aaron Scott

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mary Gribbins** to me known to be the person described in and who executed the foregoing instrument,and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal this 20th day of May, 2021.

NOTARY PUBLIC My Commission Expires: 8/6/23

JESSICA EPLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joseph Aaron Scott** to me known to be the person described in and who executed the foregoing instrument,and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal this 20th day of May, 2021.

NOTARY PUBLIC My Commission Expires: 8/6/23

JESSICA EPLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires

The actual consideration for this transfer is $0.00

AFFIANT

Subscribed and sworn to before me, this 20th day of May, 2021.

NOTARY PUBLIC My Commission Expires: 8/6/23

