Karen Johnson Davidson County
Batch# 675418 DEEDQC
07/13/2021 08:51:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210713-0093698

QUITCLAIM DEED

MAIL RECORDED DEED TO:

JESSIE S. GIBSON
GEOFFREY H. GIBSON
2401 ALBION ST.
NASHVILLE, TN 37208-3207
FILE # FIMH-TN-176338

OWNER (SEND TAX BILLS TO):

JESSIE S. GIBSON
GEOFFREY H. GIBSON
2401 ALBION ST.
NASHVILLE, TN 37208-3207

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JESSIE S. GIBSON, formerly known as JESSIE I. SELLERS, a married woman, who acquired title as a single woman, joined by her spouse, GEOFFREY H. GIBSON (herein, "Grantor"), whose address is 2401 Albion St., Nashville, TN 37208-3207, hereby bargains, sells, remises, releases, quit claims and conveys to JESSIE S. GIBSON and GEOFFREY H. GIBSON, wife and husband, as tenants by the entireties (herein, "Grantee"), whose address is 2401 Albion St., Nashville, TN 37208-3207, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2401 Albion St., Nashville, TN 37208-3207

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

WITNESS my hand and seal this 28 day of JUNE, 20 21.

PIN NO: 092 03 0 161.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

Jessie S Gibson, formerly known as Jessie I Sellers
JESSIE S. GIBSON, formerly known as JESSIE I. SELLERS

STATE OF Virginia
COUNTY OF Albemarle

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, JESSIE S. GIBSON, formerly known as JESSIE I. SELLERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of June, 2021.

[Affix Notary Seal] CHRISTINA ELIZABETH ARBOGAST Notary Public - Reg. # 7899589 Commonwealth of Virginia My Commission Expires Apr. 30, 2024

Christina Elizabeth Arbogast
SIGNATURE OF NOTARY PUBLIC
My commission expires: 4/30/2024

GRANTOR:

GEOFFREY H. GIBSON

STATE OF Virginia
COUNTY OF Albemarle

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, GEOFFREY H. GIBSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of June, 2021.

[Affix Notary Seal]

Christina Elizabeth Arbogast
SIGNATURE OF NOTARY PUBLIC
My commission expires: 4/30/2024

CHRISTINA ELIZABETH ARBOGAST Notary Public - Reg. # 7899589 Commonwealth of Virginia My Commission Expires Apr. 30, 2024

OATH OF CONSIDERATION

STATE OF Virginia
COUNTY OF Albemarle

The actual consideration for this transfer is $10.00.

Grantee:

Grantee signature: Jessie S Gibson
JESSIE S. GIBSON

Subscribed and sworn to under oath before me, this 28th day of June, 2021 by JESSIE S. GIBSON.

Christina Elizabeth Arbogast
SIGNATURE OF NOTARY PUBLIC
My commission expires: 4/30/2024

[Affix Notary Seal]

CHRISTINA ELIZABETH ARBOGAST
Notary Public - Reg. # 7899589
Commonwealth of Virginia
My Commission Expires Apr. 30, 2024

Grantee:

Grantee signature: Geoffrey H Gibson
GEOFFREY H. GIBSON

Subscribed and sworn to under oath before me, this 28th day of June, 2021 by GEOFFREY H. GIBSON.

Christina Elizabeth Arbogast
SIGNATURE OF NOTARY PUBLIC
My commission expires: 4/30/2024

[Affix Notary Seal]

CHRISTINA ELIZABETH ARBOGAST
Notary Public - Reg. # 7899589
Commonwealth of Virginia
My Commission Expires Apr. 30, 2024

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 172, BLOCK 9, ON THE MAP OF THE SUBDIVISION OF THE HEFFERNAN PLACE, AS OF RECORD IN BOOK 161 PAGE 138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIBED OF SAID LOT.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20170817-0084478, on August 17, 2017.

PIN NO: 092 03 0 161.00

STREET ADDRESS:

2401 Albion St., Nashville, TN 37208-3207

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

21-051992 (AG)

Tennessee Certification of Electronic Document

I, Perre Cabell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on JUNE 28, 2021 (date of document).

Affiant Signature

JULY 09, 2021
Date

State of MISSISSIPPI

County of HANCOCK

Sworn to and subscribed before me this 09 day of JULY, 2021.

Neisha L. Schwartz
Notary's Signature

MY COMMISSION EXPIRES: 12/2/2022

NOTARY'S SEAL

