Karen Johnson Davidson County
Batch# 699607 DEEDQC
08/18/2021 08:30:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210818-0111487

Return to:

GREGG ALAN AND KIMBERLEY GIDDISH
6661 RIVER VIEW DRIVE
NASHVILLE TN 37209
FILE NO. FSS 020945

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GREGG ALAN GIDDISH AND KIMBERLEY GIDDISH	GREGG ALAN GIDDISH AND KIMBERLEY GIDDISH	101-00-0-032-00
6661 RIVER VIEW DRIVE NASHVILLE, TN 37209	6661 RIVER VIEW DRIVE NASHVILLE, TN 37209	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **GREGG ALAN GIDDISH AND WIFE, KIMBERLY GIDDISH ALSO KNOWN AS KIMBERLEY GIDDISH,** HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **GREGG ALAN GIDDISH AND KIMBERLEY GIDDISH, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BEING the same premises conveyed unto grantor by deed dated January 27, 2006, recorded January 30, 2006, as Instrument No. 20060130-0011272.

Property known as, 6661 RIVER VIEW DRIVE, NASHVILLE, TN 37209

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 9th day of August, 2021.

GREGG ALAN GIDDISH

KIMBERLY GIDDISH A/K/A KIMBERLEY GIDDISH

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Patricia Omishakin of the state and county mentioned, personally appeared **GREGG ALAN GIDDISH AND WIFE, KIMBERLY GIDDISH A/K/A KIMBERLEY GIDDISH,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

STATE OF TENNESSEE NOTARY PUBLIC
PATRICIA OMISHAKIN
COUNTY OF RUTHERFORD
My Comm. Expires 3/15/2025

Patricia Omishakin 8/9/21
Notary Public
Printed Name: Patricia Omishakin
My Commission Expires: 3/15/25

VALUATION AFFIDAVIT

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

Kimberley Giddish
Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 9th day of August, 2021

Patricia Omishakin
Notary Public
My commission expires: 3/15/25

STATE OF TENNESSEE NOTARY PUBLIC
PATRICIA OMISHAKIN
COUNTY OF RUTHERFORD
My Comm. Expires 3/15/2025

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING IN THE 8TH, FORMERLY 12TH CIVIL DISTRICT OF SAID COUNTY, BEING PART OF THE NORTH PART OF A TRACT OF 36.09 ACRES ON THE SOUTH SIDE OF CUMBERLAND RIVER, AND WEST OF OVERALL CREEK, AND KNOWN AS LOT NO. 15 ON A PLOT PLAN OF THE LELAND J. DUGGER PROPERTY, NOT OF RECORD, PREPARED BY GEO. N. REESE, DATED JULY 29, 1954, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MERGIN OF A 40 FOOT PRIVATE ROAD, KNOWN AS RIVER VIEW DRIVE, AT THE CORNER OF LOTS 14 AND 15; THENCE WITH THE MERGIN OF SAID ROADWAY, SOUTH 73 & #189 DEGREES EAST 100 FEET TO THE CORNER OF LOT 16; THENCE WITH THE LINE BETWEEN LOTS 15 AND 16, NORTHERLY 223.5 FEET, MORE OR LESS TO THE LOW WATER MARK OF THE CUMBERLAND RIVER; THENCE WITH THE LOW WATER MARK OF SAID RIVER, APPROXIMATELY NORTH 76 DEGREES WEST TO A CORNER OF LOT 14; THENCE WITH THE LINE BETWEEN LOTS 14 AND 15; SOUTHERLY 231.33 FEET, MORE OR LESS, TOT HE POINT BEGINNING. TOGETHER WITH AND SUBJECT TO THE 400 FOOT PRIVATE ROAD NOW KNOWN AS RIVER VIEW DRIVE AND THE IMPROVEMENT AND MAINTENANCE AGREEMENT AS SET FORTH IN INSTRUMENTS OF RECORD IN BOOK 2295, PAGE 603 AND BOOK 4615, PAGE 467, SAID REGISTER'S OFFICE.\ BEING THE SAME PROPERTY CONVEYED TO GREGG ALAN GIDDISH AND WIFE, KIMBERLY GIDDISH BY DEED FROM THOMAS ANDREW WOOSLEY, UNMARRIED, ON JANUARY 27, 2006. OF RECORD IN INSTRUMENT NUMBER 2006013- 00011272, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Sandra Fang, 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 August 9, 2021 (date of document).

Affiant Signature

August 11, 2021
Date

State of TX

County of Collin

Sworn to and subscribed before me this 11 day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES:_____

NOTARY'S SEAL

JENNIFER GRESSETT
Notary Public, State of Texas
Comm. Expires 12-23-2024
Notary ID 130644748