Karen Johnson Davidson County
Batch# 723163 DEEDQC
09/24/2021 09:52:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210924-0128422

EXECUTOR'S QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY
The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Gary R. Gibbs **Jerry R. Gibbs** **311 Blue Ridge Drive** **Nashville, TN 37138**	**SAME**	**053 16 0 113.00**

KNOW ALL PERSONS by these presents that **Gary R. Gibbs, Executor of the Estate of Jayne Gibbs**, deceased (the "Decedent"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the vesting of title to the real estate passing under the Decedent's Will that was duly admitted to probate as a muniment of title in the Probate Division of the Seventh Circuit Court for Davidson County, Tennessee, Case No. 21P1292, hereby releases, remises and quitclaims unto

Gary R. Gibbs and Jerry R. Gibbs

as joint tenants in common all right, title and interest of the Decedent and the Decedent's estate in and to a certain tract or parcel of land located in the 19th Civil District of Lincoln County, Tennessee, being more particularly described as follows:

> Being Lot No. 19 on the Plan of Polly Acres Subdivision in the City of Lakewood, Davidson County, Tennessee, as of record in Plat Book 3700, page 57, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 19 fronts 127.6 feet on the southerly side of Rifle Range Road and runs back between lines 141.3 feet on the westerly line and 159.75 feet on the easterly to the dead line in the rear upon which it measures 137 feet thereon.
>
> Being the same property conveyed to Jerry Edwin Gibbs and wife, Jayne Briggs Gibbs by Warranty Deed from C.L. Ferrell and Kirby Clifton, of record in Book 4170, Page 79, Register's Office for Davidson County, Tennessee.

Jayne Briggs Gibbs, being one and the same person as Jayne Harriet Gibbs, died testate on March 30, 2021, and devised her interest in the subject property to her children by Will duly probated for muniment of title only in the Probate Division of the Seventh Circuit Court for Davidson County, Tennessee, Case No. 21P1292, her husband Jerry Edwin Gibbs having predeceased her on February 21, 2018.

Further, her child Richie Gibbs having predeceased her and leaving no descendants, her children Gary R. Gibbs and Jerry R. Gibbs are the sole heirs of the subject property.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as **101 Lynn Lee Drive, Old Hickory, TN 37138.**

WITNESS MY HAND this the 10th day of August, 2021.

Gary R. Gibbs, Executor

STATE OF Tennessee
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Gary R. Gibbs, Executor,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 10th day of August, 2021.

DONALD K. BYRD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-3-2023

NOTARY PUBLIC
My Commission Expires: 7-3-23

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 10th day of August, 2021.

DONALD K. BYRD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-3-2023

NOTARY PUBLIC
My Commission Expires: 7-3-23