Karen Johnson Davidson County
Batch# 796830 DEEDQC
01/28/2022 03:58:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220128-0010664

QUITCLAIM DEED

MAIL RECORDED DEED TO:

JOSHUA A. GIBSON
VIRGINIA M. GIBSON
505 CUMBERLAND AVENUE
MADISON, TN 37115

OWNER (SEND TAX BILLS TO):

JOSHUA A. GIBSON
VIRGINIA M. GIBSON
505 CUMBERLAND AVENUE
MADISON, TN 37115

FILE # CF-TN-197164

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, JOSHUA A. GIBSON and VIRGINIA M. GIBSON, formerly known as VIRGINIA M. COOPER, husband and wife (herein, "Grantor"), whose address is 505 Cumberland Avenue, Madison, TN 37115, hereby bargains, sells, remises, releases, quit claims and conveys to JOSHUA A. GIBSON and VIRGINIA M. GIBSON, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 505 Cumberland Avenue, Madison, TN 37115, 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: 505 Cumberland Avenue, Madison, TN 37115

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

PIN NO: 043 09 0 141.00

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

WITNESS my hand and seal this 4th day of January, 2022.

GRANTOR:

Joshua A. Gibson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Joshua A. 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 4th day of January 2022

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 9-2-2024

GRANTOR:

Virginia M. Gibson, formerly known as Virginia M. Cooper

Virginia M Cooper

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Virginia M. Gibson, formerly known as Virginia M. Cooper, 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 4th day of January, 2022.

[Affix Notary Seal]

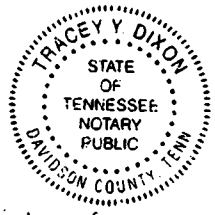
SIGNATURE OF NOTARY PUBLIC
My commission expires: 9-2-2024

202201280010664

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.



Grantee:

Grantee signature: Joshua A Gibson
Joshua A. Gibson

Subscribed and sworn to under oath before me, this 4th day of January 2022 by Joshua A. Gibson.

[Affix Notary Seal]

Tracey Y. Dixon
SIGNATURE OF NOTARY PUBLIC
My commission expires: 9-2-2022

Grantee:

Grantee signature: Virginia M. Gibson
Virginia M. Gibson

Subscribed and sworn to under oath before me, this 4th day of January 2022 by Virginia M. Gibson.

[Affix Notary Seal]



Tracey Y. Dixon
SIGNATURE OF NOTARY PUBLIC
My commission expires: 9-2-2022

EXHIBIT A

[Legal Description]

Being the westerly 50 feet front and 59 feet rear of Lot No. 29, Block F on the Plan of Woodlawn Estates, of record in Book 843, Page 82, Register's Office for said County, to which plan reference is hereby made for a more complete description.

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. 20190426-0038413 on April 26, 2019.

PIN NO: 043 09 0 141.00

STREET ADDRESS:

505 Cumberland Avenue, Madison, TN 37115

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.

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 JANUARY 04, 2022 (date of document).

Affiant Signature

JANUARY 04, 2022
Date

State of MISSISSIPPI

County of HANCOCK

Sworn to and subscribed before me this 04 day of JANUARY, 2022.

Neisha L. Schwartz
Notary's Signature

MY COMMISSION EXPIRES: 12/2/2022

NOTARY'S SEAL

