This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 863105 DEEDQC
05/26/2022 11:51:12 AM 2 pgs
Fees: $13.00 Taxes: $25.90
20220526-0061368

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Josie Lee Gipson 4728 McBride Road Antioch, TN 37013	NEW OWNER	148-12 104.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Samantha Dawn Gipson** "the Grantor," conveys and quitclaims unto **Josie Lee Gipson** "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING Lot No. 118, on the Plan of Debra Heights, Section Two, of record in Book 3700, Page 39, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of McBride Road, the common front corner of Lots Nos. 117 and 118; thence southwardly with said margin 82.57 feet to a concrete monument, the beginning of a curve; thence southeastwardly around said curve 36.64 feet to a concrete monument in a northerly margin of Irma Drive; thence eastwardly with said margin 84.77 feet to a point, the common front corners of Lots Nos. 118 and 119; thence northwardly with the line between said lots 118 and 119, 128.00 feet to a concrete monuments; thence westwardly with the line between Lots Nos. 117 and 118; 113.16 feet to the point of beginning.

Being the same property conveyed to Linda F. Gipson, a married woman, by Warranty Deed dated September 18, 2003, from Sandra Duke Tucker and husband, Anthony Lee Tucker, of record in Instrument No. 20030919-0139040, Register's Office for Davidson County, Tennessee. The said Linda F. Gipson died intestate on September 21, 2021. Reference is made to the Affidavit of Heirship of Linda F. Gipson of record in Instrument No. 20220526-0061307, said Register's Office in which Samantha Dawn Gipson was named an heir of Linda F. Gipson.

FOR INFORMATIONAL PURPOSES ONLY: Property Address: 4728 McBride Road, Antioch, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER

MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 2 day of March, 2022.

Samantha Gipson (SEAL)
Samantha Dawn Gipson

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

Personally appeared before me, a Notary Public in and for said State and County, Samantha Dawn Gipson, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 2 day of March, 2022.

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public
My commission expires: 10/23/23

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater, for this transfer is **$7,000.00**.

(Affiant)

Notary Public My commission expires: 10/23/23

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY