Karen Johnson Davidson County
Batch# 949712 DEEDQC
12/09/2022 08:29:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221209-0128175

This instrument was prepared by: M. Todd Sandahl, Attorney at Law
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Subject Property: TAX MAP-PARCEL #: 181-01-O-A; 086.00.CO
Property Address: 6904 Sunnywood Drive, Nashville, TN 37211

New Owner: Amanda P. Gibbs
Address: 6904 Sunnywood Drive
Nashville, TN 37211

Send Tax Bill To:
Amanda P. Gibbs
6904 Sunnywood Drive
Nashville, TN 37211

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple interest in the subject property in accordance with the Final Decree of Divorce entered on September 13, 2022, Davidson County, Nashville, Tennessee, Circuit Court, Case Number 22D328, and for good and valuable consideration, and no monetary consideration, I, Ryder M. Gibbs, hereby quitclaim and convey to Amanda P. Gibbs, all the right, title and interest, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Sugar Valley, Section Two , of record in Plat Book 9700, Page 374 and amended in Book 11700, Page 67, said Register's office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ryder M. Gibbs and Wife, Amanda Gibbs by Warranty Deed from Ted L. Nelson and Wife, Jennifer R. Nelson, recorded on May 13, 2005, in Instrument No. 20050513-0054125, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

This is improved property, known as: 6904 Sunnywood Drive, Nashville, Tennessee 37211.

IN WITNESS WHEREOF I have hereunto set my hand this 6 day of December, 2022.

Ryder M. Gibbs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryder M. Gibbs, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of December, 2022.

NOTARY PUBLIC

My Commission Expires January 22, 2024

JILL A. BIRGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

Ryder M. Gibbs

Sworn to and subscribed before me this 6th day of December, 2022.

NOTARY PUBLIC

My Commission Expires January 22, 2024

The actual consideration or value, whichever is greater, is $0.

JILL A. BIRGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY