Karen Johnson Davidson County
Batch# 964439 DEEDQC
01/25/2023 02:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230125-0005740

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Ezra Equity, LLC** ("Grantor"), a Tennessee limited liability company, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **DeAnton Gipson,** (Grantee), all of its rights, title, and interests in the following described real property, to wit:

Land in the 13th, formerly 12th and 21st, Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the centerline of Ewing Drive, former Ewing Road, at a northwest corner of the property conveyed to Prate Messick and wife, by deed of record in Book 1645, Page 597, Register's Office for Davidson County, Tennessee, thence with the center line of Ewing Drive, North 88 degrees 48 minutes East 75 feet to a point; thence leaving said Ewing Drive, South 7 degrees 48 minutes West 295 feet to a point; thence South 88 degrees 48 minutes West 75.0 feet to a point in the west line of Messick property; thence along said line, North 7 degrees 48 minutes East 295 feet to the point of beginning.

Being the same property conveyed to Ezra Equity, LLC, a Tennessee Limited Liability Company, by virtue of that certain Warranty Deed dated July 29, 2022, and being of record at Instrument No. 20220809-0090651, in the amount of $245,000.00 in the Register's Office of Davidson County, Tennessee.

IN TESTIMONY WHEREOF I/we have executed this instrument the 25th day of **January, 2023.**

Ezra Equity, LLC

By: Deanton Gipson, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Deanton Gipson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Sole Member of Ezra Equity, the within named bargainer, and that he/she as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself/herself as Sole Member.

WITNESS my hand and official seal at office this 25th day of **January, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

SUBSCRIBED AND SWORN before me this the 25th day of **January, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PROPERTY ADDRESS:	**610 Ewing Dr.** **Nashville, TN 37207**
TAX PARCEL NO.:	**05900017300**
PROPERTY OWNER:	**DeAnton Gipson**
OWNER'S ADDRESS:	PO Box 60190 Nash, TN 37206
MAIL TAX BILLS TO:	DeAnton Gipson PO Box 60190 Nashville, TN 37206

Certificate of Authenticity

I, Holly A. Mason, 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 25, 2023.

Affiant Signature

1/25/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 day of January, 2023.

Notary's Signature

(Notary Seal)



My Commission Expires: 09/07/2026