Karen Johnson Davidson County
Batch# 966022 DEEDQC
01/31/2023 11:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230131-0007152

This Instrument Prepared By and Return To:
Concord Title
10690 Murdock Drive
Knoxville, TN 37932
File No. ES/JY

OWNER NAME & PROPERTY ADDRESS:
Aaron Matthew Gibbs and Christian Gibbs
3380 Oak Trees Court
Nashville, TN 37013

RESPONSIBLE PARTY FOR TAXES:

SAME

TAX ID: 150 07 0 427.00

QUITCLAIM DEED

THIS INDENTURE, made this 17 day of January, ~~2022,~~ 2023 among:

AARON MATTHEW GIBBS, UNMARRIED
of Davidson County, Tennessee (the "**Grantor**"),

AND

AARON MATTHEW GIBBS, UNMARRIED AND
CHRISTIAN GIBBS, UNMARRIED
AS TENANTS IN COMMON FOR LIFE WITH THE REMAINDER TO THE SURVIVOR IN FEE SIMPLE
of Davidson County, Tennessee (the "**Grantee**").

WITNESSETH:

THAT, the Grantor, for and in consideration of the sum of Ten and 00/100ths Dollars ($10.00), in hand paid, and other good and valuable consideration bargained for, the receipt and sufficiency of which is hereby acknowledged, does by these presents release, transfer, convey and QUITCLAIM unto Grantee all of Grantor's right, title and interest in the following described property (hereinafter referred to as the "Premises"):

SITUATED in Davidson County, Tennessee, being Lot No. 59B on the Plan of Zone Lot Division, Lots No. 38 and No. 59, LAKESHORE WOODS, Section 3, of record in Plat Book 5200, Page 621, as amended in Book 6250, Page 41, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of Section 3, Lakeshore Woods, as recorded in Plat Book 5200, Page(s) 621; as amended in Book 6250, Page 41.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6230, Page 385.

BEING the same property conveyed to Aaron Matthew Gibbs, unmarried, by Warranty Deed dated January 13, 2022, of record in Instrument No. 20220121-0008331, in the Register's Office for Davidson County, Tennessee.

TOGETHER WITH all the estate, right, title and interest of Grantor, with all hereditaments and appurtenances deriving from or appertaining to the Grantor and/or the Premises; including the release by Grantor of all claims to Homestead and Dower therein.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

AND SUBJECT TO all matters that benefit and burden the Premises, whether or not evidenced by an instrument filed for record with the applicable Register's Office including, without limitation, matters that would be disclosed by a current and accurate survey of the Premises. By acceptance hereof, Grantee accepts the Premises, as it is and where it is and without recourse to or warranty from the Grantor.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

THE SOURCE of the above description is the same as the previous deed of record, no boundary survey having been made at the time of the conveyance.

THE PREPARER of this deed makes no representation as to the status of the title to the Premises. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Aaron Matthew Gibbs

STATE OF Washington

COUNTY OF CHELAN

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, ***Aaron Matthew Gibbs***, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of January 2023.

Notary Public
My Commission Expires: Jan 24, 2027

Notary Public
State of Washington
JENNIFER HERDT
MY COMM. EXP. JAN. 24, 2027
COMM. NO. 205687

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is ZERO United States Dollars ($ 0).

Affiant

Sworn to and subscribed before me this 31 day of January, 2023.

Notary Public
My Commission Expires: 12-20-23

KARLEE N. JESSEE
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

True Copy Certification

I, _ Tristen A. Bowling_, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on January 17, 2023 (date of document).

Affiant Signature

1/31/23

Date

State of TN
County of Knox

Sworn to and subscribed before me this 31 day of January, 2023.

Notary's Signature

My Commission Expires: 12-20-23

Notary's Seal

KARLEE N. JESSEE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY