This instrument prepared by:
Murfree & Goodman, PLLC
805 S. Church Street, Suite 21
Murfreesboro, TN 37130
From information furnished by the parties
No title exam requested or performed.

Karen Johnson Davidson County
Batch# 974990 DEEDQC
02/28/2023 11:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230228-0014128

Name and Address of New Owner:
Velina Renalds
291 Paragon Mills Road
Nashville, TN 37211

Send Tax Bills To:
SAME AS OWNER

Tax Map/Parcel(s): 134 13 0 001.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

QUITCLAIM DEED

IN ORDER TO PERFECT TITLE IN THE GRANTEE, I, the undersigned, **JOHN M. GIBSON A/K/A JOHNNY MACK GIBSON, unmarried**, do hereby transfer, convey and quitclaim unto, **VELINA RENALDS, unmarried widow**, her heirs, and assigns, forever, all of my right, title, claim and interest in the following described real estate situated in **Davidson County, Tennessee**, to-wit:

Being lot No. 59 on the Plan of Kenilworth Estates, Section 2, as of record in book 2900, page 126, Register's Office for said County. Said lot No. 59 fronts 70 feet on the southerly side of Paragon Mills Road and extends back 152.4 feet on the westerly line and 152.1 feet on the easterly line to a dead line, measuring 70 feet thereon.

Being the same property conveyed to James Larry Gibson, Johnny Mack Gibson and Darlene Lee Harding by Quitclaim Deed dated August 21, 1991, of record in Book 8428, page 605, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 291 Paragon Mills Road, Nashville, Tennessee 37211.

THIS CONVEYANCE is made subject to all restrictions, easements, setback lines and all other matters that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR AND/OR GRANTEE. THE PREPARE MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING THE DESCRIBED REAL PROPERTY, NOR ANY MATTER EXCEPT TO THE VALIDITY OF THE FORM OF THE DEED.

WITNESS MY HAND on this the 24th day of February, 2023.

JOHN M. GIBSON A/K/A JOHNNY MACK GIBSON

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public in and for said State and County, **JOHN M. GIBSON A/K/A JOHNNY MACK GIBSON**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who signed, sealed and delivered the foregoing instrument in my presence, and, who acknowledged that such bargainor executed the within instrument for the purpose therein contained as such bargainor's free act and deed.

WITNESS MY HAND and official seal at my office on this 24th day of February, 2023.

Notary Public
My commission expires: 3-17-24

LISA M. ROSADO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 17, 2024

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer is NONE.

Affiant

Sworn to and subscribed before me,
this 24th day of February, 2023.

Notary Public
My commission expires: 3-17-24

LISA M. ROSADO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 17, 2024

202302280014128

Tennessee Certification of Electronic Document

I, Lisa Rosado, 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 2-24-23 (date of document).

Affiant Signature

2-28-23
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 28th day of February, 2023.

Kandes C. Hatcher
Notary's Signature

My Commission Expires: 11-22-2025

Notary's Seal:

