THIS INSTRUMENT PREPARED BASED UPON
INFORMATION PROVIDED BY THE PARTIES BY:
Law Office of Andrew B. Gibson, Jr.
19 Town Center Loop, Suite 4B
Santa Rosa Beach, FL 32459

Karen Johnson Davidson County
Batch# 985842 DEEDQC
03/29/2023 09:53:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230329-0022788

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Andrew B. Gibson, Jr. and wife Patricia G. Gibson 19 Town Center Loop, Suite 4B Santa Rosa Beach, FL 32459	Same	Map 103-4 Parcel 12

KNOW ALL MEN BY THESE PRESENTS that I, Andrew B. Gibson, Jr., for and in consideration of the sum of TEN AND NO/100THS ($10.00) DOLLARS, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, have bargained and sold and hereby convey, remise, release and forever quitclaim unto my wife, Patricia G. Gibson, for the purpose of creating an estate by the entireties, so that the underlying fee simple interest in the property described below is now held by Andrew B. Gibson, Jr. and wife Patricia G. Gibson, subject only to a Life Estate held by Charles S. Brandon ("Life Estate"), said property being a certain tract of land in Davidson County, Tennessee, which is described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 311 and the westerly 39 feet of Lot No. 309 of Block 16, on the Plan of Charlotte Park Company's First Addition, as of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 311 and part of Lot No. 309 front together 100 feet on the northerly side of Idaho Avenue, formerly 5th Avenue and run back between parallel lines with the easterly margin of 45th Avenue North, formerly 4th Street, 150 feet to an alley.

Being the same property conveyed to Andrew B. Gibson, Jr. by Executor Deed of record in Instrument Number 20220621-0070165 Register's Office for Davidson County, Tennessee.

This is improved property known as 4410 Idaho Avenue Nashville, Tennessee 37209.

This conveyance is made pursuant to the provisions of Tenn. Code Ann., Section 66-1-109, and for the express purpose of creating a tenancy by the entirety in and to the above-described property, vesting title to said property so that it is owned by Andrew B. Gibson, Jr. and wife Patricia G. Gibson.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, including the Life Estate, which was created pursuant to Section 3 of the

Last Will and Testament of Richard A. Pratt, which was probated in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 20P-400.

WITNESS my hand this 27th day of March, 2023.

ANDREW B. GIBSON, JR.

STATE OF FLORIDA
COUNTY OF WALTON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Andrew B. Gibson, Jr., the 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. Witness my hand and official seal this 27 day of March, 2023.

Notary Public

My Commission Expires: 08/31/2026

ALISE DAWN MCHUGH
Notary Public, State of Florida
Commission# HH 307351
My comm. expires Aug. 31, 2026

STATE OF FLORIDA
COUNTY OF WALTON

The actual consideration or value, whichever is greater, for this transfer is NONE pursuant to the provisions of Tenn. Code Ann., Section 66-1-109.

Affiant

Sworn to and subscribed before me this 27 day of March, 2023.

Notary Public

My Commission Expires: 08/31/2026

ALISE DAWN MCHUGH
Notary Public, State of Florida
Commission# HH 307351
My comm. expires Aug. 31, 2026