Name and Address of New Owner(s):
Shavonda Gibson and Deonn Gibson
3226 Masonwood Drive
Nashville, TN 37207

Send Tax Bills To:
New Owner(s)

This Instrument Prepared By:
Steven Disser, Esq.
Greater Nashville Title, LLC
4603 Gallatin Pike,
Nashville, TN 37216

Map & Parcel No: 050 10 0 190.00

Karen Johnson Davidson County
Batch# 1011203 DEEDQC
06/05/2023 02:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230605-0042456

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Shavonda N. Gibson, an unmarried woman,** hereinafter called the Grantors, quitclaim unto **Shavonda N. Gibson, an unmarried woman, and Deonn Gibson, an unmarried man, as tenants in commons with rights of survivorship,** hereinafter called the Grantees, all our title and interest, if any, to the following described real estate in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 7 on the Plan of Academy Heights, of record in Plat Book 6200, Page 319, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Shavonda N. Gibson, an unmarried woman, by Warranty Deed from Joseph A. Darden and Dorris M. Darden, a married couple, signed September 25, 2014 and recorded September 26, 2014 in Instrument No. 20140926-0088743, Register's Office for Davidson County, Tennessee.

Being improved property also known as 3226 Masonwood Drive, Nashville, Tennessee 37207.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 5 day of June, 2023.

Shavonda N. Gibson (SEAL)

Shavonda N. Gibson

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Shavonda N. Gibson**, the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 5 day of June 2023.

Notary Public
My commission expires: 5.9.26

MELISSA R SHAFFER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 5 day of June, 2023.

Notary Public
My commission expires: 5-9-26

MELISSA R SHAFFER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 6.5.23.

Affiant Signature

6.5.23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 5 day of June, 2023.

Notary Signature

My Commission Expires: 05/09/2026

