Karen Johnson Davidson County
Batch# 1015011 DEEDQC
06/14/2023 12:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230614-0045407

This Instrument
Prepared By:
**and return to:**
HHHL, PLLC
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of Zero Dollars ($00.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Grant Gibbs, married,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer all of his interest and convey unto, **Warren 2, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, to-wit:

A certain tract of land in Davidson County, Tennessee described as follows:

Being part of the C.M. Holt Mansion House Tract in C.M. Holt's Plan, as of Record in Book 21, Page 33, Register's Office for said county, being lot Nos. 13 and 14 of the unrecorded plan of said property described according to a survey made by S.R. Sanford, Jr., civil engineer, August 14, 1947, as follows: Beginning on the easterly margin of Warren, formerly Holt Street, at the southwest corner of the property conveyed to Willie C. Heard and wife, by Deed from J.R. Mcilawaine, Trustee, of Record in Book 1536, Page 32, said Register's Office; thence with Heard's southerly line, eastwardly 61 feet 6 inches to the common corner of Lot Nos. 10, 12, 13, and 22; thence with the line between Lot Nos. 13, 14, and 22 southwardly 61 feet 6 inches to the northerly line of Lot No. 17; thence with the northerly line if Lot Nos. 17, 16, and 15; westwardly 61 feet 6 inches to the easterly margin of Warren Street; thence with said street, northwardly 61 feet 6 inches to the beginning.

Being the property conveyed to Grant Gibbs, unmarried, by Warranty Deed from Benjamin J. Heitz, unmarried, of record in Instrument No. 20210304-0028723, Register's Office for Davidson County, Tennessee.

*This property was not utilized as a marital residence.

Being also known as 910 Warren Street Nashville, TN 37208.

**IN WITNESS WHEREOF**, I have hereunto set out my hand on this 14 day of June, 2023.

**Grant Gibbs**

**STATE OF** Tennessee )
**COUNTY OF** Davidson )

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Grant Gibbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument.

Witness my hand and seal this 14 day of June, 2023.

Notary Public

My Commission Expires: _____

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

**AFFIDAVIT OF CONSIDERATION**

| Name and Address of Property Owner: | Person or Entity Responsible For Payment of Property Taxes: | Map & Parcel Number of Property Transferred: |
|---|---|---|
| Warren 2, LLC<br>910 Warren Street<br>Nashville, TN 37208 | Same | Sevier County:<br>092-04-0-299.00 |

**STATE OF** Tennessee )
**COUNTY OF** Davidson )

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 14 day of June, 2023.

Notary Public

My Commission Expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **June 14, 2023**.

Date

D Hardwick

Affiant Signature

**June 14, 2023**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **14th** day of **June**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026