Karen Johnson Davidson County
Batch# 1101865 DEEDQC
02/16/2024 12:27:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240216-0010920

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Signor Gibson 718 Patricia Dr Nashville, TN 37217	Signor Gibson and Moloi Charity 718 Patricia Dr. Nashville, Tennessee 37217

Order Number: 534345

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Signor Gibson, married to Moloi Charity** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Signor Gibson and Moloi Charity, Husband and Wife**, whose address is 718 Patricia Dr., Nashville, Tennessee 37217, all the Grantor(s) interest in the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 103, and the northwesterly triangular part of Lot No. 104, on the Plan of Bel-Air Subdivision, Section II, of record in Plat Book 2900, Page 32, Register's Office for Davidson County, Tennessee, being described according to a copy of a survey made by El Miller, Jr, and Co., Engineers, dated December 16, 1963, and further described according to a survey made by Hal R. Swann, Jr, dated January 28, 1974, as follows:

Beginning at a point in the Northeasterly margin of Patricia Drive at the corner of Lots Nos. 102 and 103, thence with the line between said lots, North 45° 55' East 143 feet, more or less, to a point in the center line of a creek; thence with the center line of said creek, Southeasterly 69 feet to a point; thence Southwesterly passing through an iron pin, at 32 feet, more or less, which iron pin is 4.1 feet South of the common original line of Lots Nos. 103 and 104, a total distance of 147.1 feet, more or less, to the margin of Patricia Drive, at the common original corner of Lots Nos. 103 and 104; thence with the margin of said drive, Northwesterly 65 feet to the point of beginning.

Being all of that certain property conveyed to signor Gibson from Brandon Adams, trustee of the 718 Patricia Dr trust, by deed dated April 12, 2023 and recorded April 17,2023 in/as instrument no. 20230417-0028051 of official records.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 107 05 0 049.00
Street address of property: 718 Patricia Dr., Nashville, Tennessee 37217

Prior Instrument References by which Grantor(s) acquired title: Instrument No. 20230417-0028051 in the Register's Office, Davidson County, Tennessee.

Signed this 3rd day of February, 2024

Signature of Grantor(s):

Signor Gibson

Moloi

Moloi Charity

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 3rd day of February, 2024, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Signor Gibson and Moloi Charity known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel number: 107 05 0 049.00
Street address of property: 718 Patricia Dr., Nashville, Tennessee 37217

Oath of Consideration

I or we, Signor Gibson Moloi Charity, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 10.00 .

Signed this 3rd day of February, 2024

Signatures of Affiant(s):

Sworn and subscribed before me this 3rd day of February, 2024

Notary Public

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Tiffany DeHoney, 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 2-3-2024 (date of document).

T DeHoney
Tiffany DeHoney

2-12-2024
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 12th day of February, ~~2023.~~ 2024

Elizabeth Ryan

MY COMMISSION EXPIRES: 05-02-2026

NOTARY'S SEAL

