Karen Johnson Davidson County
Batch# 1156292 DEEDQC
07/10/2024 09:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240710-0051615

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.

Name and Address of New Owner:
Darlene Lee Harding
107 Elizabeth Court
Antioch, TN 37013

Send Tax Bills To:
SAME AS OWNER

Tax Map/Parcel: 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, as heir of VELINA RENALDS**, do hereby transfer, convey and quitclaim unto, **DARLENE LEE HARDING**, 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 L. Gibson and wife, Velina Gibson, by Warranty Deed dated May 31, 1961 of record in Book 3226, page 545, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Velina Gibson by divorce decree dated March 9, 1970 by the 4th Circuit Court (No. 57095) and of record in Book 6965, page 280, Register's Office for Davidson County, Tennessee.

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

Being the same property conveyed to Velina Renalds, unmarried widow, by Quitclaim Deed from John M. Gibson a/k/a Johnny Mack Gibson, dated February 24, 2023, of record in Instrument No. 20230228-0014128, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Velina Renalds by Quitclaim Deed from James Larry Gibson dated November 2, 2023, of record in Instrument No. 20231106-0086612, Register's Office for Davidson County, Tennessee.

The said Velina Renalds died intestate on May 21, 2024 an unmarried widow, survived by her three children, James Larry Gibson, Johnny M. Gibson and Darlene Lee Harding.

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 10th day of July, 2024.

John M Gibson

JOHN M. GIBSON

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public in and for said State and County, **JOHN M. 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 10th day of July 2024.

Kandes C Hatcher
Notary Public
My commission expires: 11-22-2025

KANDES C. HATCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-22-2025

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

John M Gibson
Affiant

Sworn to and subscribed before me,
this 10th day of July, 2024.

Kandes C Hatcher
Notary Public
My commission expires: 11-22-2025

KANDES C. HATCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-22-2025

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 7-10-24 (date of document).

Affiant Signature

7-10-24
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 10th day of July, 2024.

Kandes C Hatcher
Notary's Signature

My Commission Expires: 11-22-2025

Notary's Seal:

KANDES C. HATCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-22-2025