THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

Karen Johnson Davidson County
Batch # 1158417 DEEDQC
07/16/2024 08:37:13 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240716-0053244

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Robert McCoy Gibbs, Jr. 6 Belle Forrest Avenue Nashville, Tennessee 37206	Same	072-14-0-337.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ROBERT GIBBS, SR., a married man, a resident of the State of Florida ("Grantor"), by these presents, transfers and conveys unto ROBERT MCCOY GIBBS, JR., a single man, a resident of the State of Tennessee ("Grantee"), his heirs, successors and/or assigns, all of Grantor's rights and interests in and to certain real property located in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto (the "Subject Property"):

SEE FULL DESCRIPTION ON ATTACHED EXHIBIT "A".

The Subject Property is improved property known as 6 Belle Forrest Avenue, Nashville, Tennessee 37206. Grantor's rights and interests in and to the Subject Property are conveyed to Grantee, his heirs, successors and/or assigns, without representation or warranty of any kind, nature or character, subject to all matters, whether or not shown in the public records. Grantor transfers his rights and interests in and to the Subject Property to Grantee on an "as-is, where-is" basis. The Subject Property has never served as Grantor's primary residence.

<Signatures and notary acknowledgments appear on the following pages.>

IN WITNESS WHEREOF, the undersigned has set his signature, to be effective as of July 9, 2024.

GRANTOR:

ROBERT GIBBS, SR.

STATE OF FLORIDA)

COUNTY OF Leon)

The foregoing instrument was acknowledged before me this 9th day of July, 2024, by ROBERT GIBBS, SR..

(notary seal)

LINDA NAN... Notary Public - State of Florida Commission # HH 233364 My Comm. Expires May 13, 2026 Bonded through National Notary Assn.

By: Linda N. Fletcher
(Printed Name)

Personally Known ✓ OR Produced Identification _____

Type of Identification Produced:_____

STATE OF TENNESSEE)

COUNTY OF Macon)

Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(D), the actual consideration given for this transfer is Ten and 00/100 Dollars ($10.00).

AFFIANT

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

Notary Public

My Commission Expires: 12/28/25

TARA NICOLAZZI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MACON

EXHIBIT A

PROPERTY DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 18, as shown on the map entitled Map of Belle Forest No. 3, Section No. 2, of record in Book 1424, page 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

BEING the same property conveyed to ROBERT GIBBS, SR., UNMARRIED, by deed from TEIKA S. BARNETT, UNMARRIED, of record as Instrument No. 20060406-0039587, dated March 31, 2006, said Register's Office. NOTE: Robert Gibbs, Sr. was erroneously listed as unmarried but is actually a married man. The property never served as primary residence of Robert Gibbs, Sr.

ROBERT GIBBS, SR., conveyed said property to ROBERT GIBBS, SR., AND ROBERT MCCOY GIBBS, JR., AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, by Quitclaim Deed of record as Instrument No. 20171010-0103645, dated October 9, 2017, said Register's Office.