Karen Johnson
Batch # 1159664
07/18/2024 02:45:36 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240718-0054322

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Blvd., Ste 100
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (63725)
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John Ragan Gibson and Kathy Ruark Gibson, Trustees 3611 Hampton Avenue Nashville, TN 37215	Bank of America P.O. Box 32547 Charlotte, NC 28232

TAX MAP-PARCEL NUMBERS: 116 03 0 099.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, the undersigned **John Ragan Gibson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer, and convey unto **John Ragan Gibson and Kathy Ruark Gibson, Trustees of The Gibson Family Revocable Trust U/A/D June 25, 2024,** hereinafter called the **Grantee**, Grantee's heirs and assigns, Grantor's one-half interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lots Nos. 84 and 85 on the Plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for said County.

Said Lots Nos. 84 and 85 front together 200.5 feet on the southerly side of West End Avenue and run back between parallel lines with the easterly margin of Woodmont Avenue 200 feet to the northerly line of Lot No. 86.

Being Grantor's portion of the same property conveyed to John Ragan Gibson and Susan Gibson Brown as tenants in common by Quitclaim Deed from Frances Ragan Gibson, dated October 12, 1995, and recorded on October 16, 1995, of record in Book 9829, page 290, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the prior conveyance.

This is improved property known as: 4405 Harding Pike, Nashville, Tennessee 37205

WITNESS THE EXECUTION HEREOF on this 18 day of July, 2024.

John Ragan Gibson

John Ragan Gibson

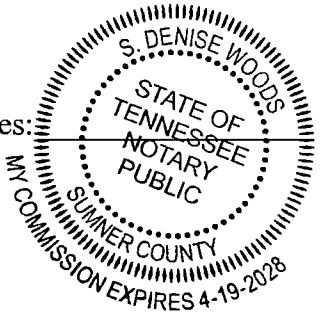
State of Tennessee
County of Davidson

On July 18, 2024, before me the undersigned authority, personally appeared **John Ragan Gibson,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

S. Denise Woods

Notary Public

My Commission Expires:



State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $ -0-.

Debbie Frost

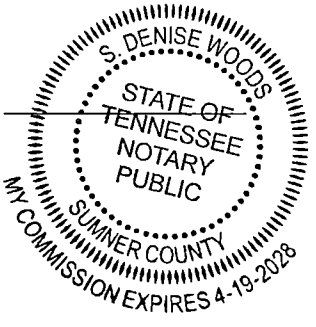
Affiant

Sworn and subscribed before me on July 18, 2024.

S. Denise Woods

Notary Public

My Commission Expires:



WIdoc: QC Deed QDoc