Karen Johnson Davidson County
Batch # 1159664 DEEDQC
07/18/2024 02:45:36 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240718-0054324

PREPARED BY (AND RETURN TO):
IVEY TITLE LLC
104 Woodmont Blvd, Ste 100
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
Ref: (63726)
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ragan Gibson Graves 709 Lynnbrook Road Nashville, TN 37215	Ragan Gibson Graves 709 Lynnbrook Road Nashville, TN 37215

TAX MAP-PARCEL NUMBERS: 11701007300

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and in order to vest a full one-half interest in subject property in Grantee, the undersigned **John R. Gibson and wife, Kathy Gibson,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer, and convey unto **Ragan Gibson Graves,** hereinafter called the **Grantee**, Grantee's heirs and assigns, all their remaining right title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 and the northerly 60 feet of Lot No. 2, Block J, on the plan of W. M. Cantrell's Subdivision, of record in Book 332, page 85, Register's Office for said County.

Said property fronts 160 feet on the westerly margin of Stones, Avenue, now Lynnbrook Road, and extends back between parallel lines, along the southerly margin of an alley, 221 ¼ feet to an alley.

Being the same property conveyed to John R. Gibson and Susan Gibson Brown as tenants in common by Executor's Quitclaim Deed of record as Inst. No. 20181005-0099260, Register's Office for Davidson County, Tennessee. Susan Gibson Brown subsequently conveyed her one-half interest in the property to John R. Gibson and wife, Kathy Gibson, as to a one-half interest, and to Ragan Gibson Graves, as to a one-half interest, by Warranty Deed of record as Inst. No. 20181005-0099261, said Register's Office. John R. Gibson conveyed his separate, individually held one-half interest in subject property to John R. Gibson and wife, Kathy Gibson, by Quitclaim Deed dated November 30, 2018, recorded December 3, 2018, of record in Inst. No. 20181203-0117712, said Register's Office.

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

This is improved property known as: 709 Lynnbrook Road, Nashville, Tennessee 37215

WITNESS THE EXECUTION HEREOF on 18th day July, 2024.

John R. Gibson
John R. Gibson

Kathy Gibson
Kathy Gibson

State of Tennessee
County of Davidson

On July 18, 2024, before me the undersigned authority, personally appeared **John R. Gibson,** acting individually and as Executrix, 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:

S. DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028

State of Tennessee
County of Davidson

On July 18, 2024, before me the undersigned authority, personally appeared **Kathy Gibson,** acting individually and as Executrix, 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:

S. DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028

State of Tennessee
County of Davidson

AFFIDAVIT

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

Affiant

Sworn and subscribed before me on July 18, 2018.

Notary Public

My Commission Expires: 