This instrument prepared by:
COOL SPRINGS LAW FIRM
Attorney at Law
5115 Maryland Way, Suite 100
Brentwood, Tennessee 37027

Karen Johnson
Batch # 1198546
10/30/2024 09:19:02 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241030-0083340

New owner:	Send tax bills to:	Tax Map/Parcel No:
JR and MM Gibson Trust 601 Vanna Court Antioch, TN 37013	John Robert Gibson 601 Vanna Court Antioch, TN 37013	162-16-D-082.00 CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, we, John Robert Gibson and Mary Margaret Gibson Grantors, convey and quitclaim to James Duncan Gibson as Trustee of the **JR and MM Gibson Trust dated (date)**, Grantee, its successors and assigns, all of their right, title and interest in and to the following described real estate situated in Davidson County, Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No, 91 on the Plan of Honey Brook Subdivision, Section 3, as of record in Plat Book 7900, pages 379-380, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to John Robert Gibson and wife, Mary Margaret Gibson by deed from Barry Construction Company, by deed dated December 28, 1992 of record in Book 8832, page 530, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 601 VANNA COURT, ANTIOCH, TN 37013.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises. The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS DEED WAS PREPARED UPON INFORMATION PROVIDED BY THE PARTIES. THE PREPAROR MAKES NO REPRESENTATIONS REGARDING THE TITLE TO THE PROPERTY AND NO TITLE SEARCH WAS DONE.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this ~~(date)~~: 24th day of October 2024.

John Robert Gibson

John Robert Gibson, Grantor

Mary Margaret Gibson

Mary Margaret Gibson, Grantor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, Notary Public of said County and State, John Robert Gibson and Mary Margaret Gibson, the Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, by signing their names.

Witness my hand, at office, this ~~(date)~~: 24th day of October 2024

Notary Public

My ~~commission~~ expires: 10/1/28

TODD MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $-0-.

Affiant/Grantee

Subscribed and sworn to before me this (date).

Notary Public

My commission expires: 10/1/28

TODD MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY