Karen Johnson
Batch # 1222940
01/03/2025 08 36 27 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250103-0000457

THIS INSTRUMENT PREPARED BY
Mark Lineberry
Attorney at Law
P O Box 2155
Mount Juliet, TN 37121

# QUITCLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL: |
|---|---|---|
| The Gipson Trust<br>909 Beech Bend Drive<br>Nashville, TN 37221 | New owner | Parcel ID 156-2-151-09D-61374 |

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10 00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Louise Gipson, (the "Grantor"), by these presents does quitclaim, transfer and convey unto The Gipson Trust, dated December 20, 2024, Louise Gipson, Trustor and/or Trustee, (the "Grantee"), its successors, and assigns, all of her interest in a certain tract or parcel of Land in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot 659, on the Plan of Harpeth Woods Section of Harpeth Valley Park, of record in Plat Book 4860, Page 111, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description

This being the same property conveyed to Louise Gipson, by Warranty deed from Roy J Barbee and wife, Dianne B. Barbee, of record in Book 7928, page 368, in the office of the Register of Deeds, Davidson County, Tennessee

Said Property is improved property known as 909 Beech Bend Drive, Nashville, TN 37221.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. This instrument was prepared based on information furnished by the parties. The preparer makes no representations or warranties as to the accuracy thereof of the status of the title to the property described herein Said property is conveyed subject to such limitations, restrictions, and encumbrances of record as may affect the premises

IN WITNESS WHEREOF, the undersigned has hereunto subscribed her name on this 20 day of December, 2024.

x Louise Gipson
Louise Gipson

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Louise Gipson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) the within named bargainor, and acknowledged that he executed the foregoing instrument for the purpose therein contained

WITNESS my hand and official seal on this 20 day of DECEMBER 2024

ALLEN MCCROSKEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission expires 9-7-26

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $0 00

X
AFFIANT

Subscribed and sworn to before me this 20 day of DECEMBER 2024

ALLEN MCCROSKEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission expires 9-7-26