This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19452-DJ

Karen Johnson Davidson County
Batch# 1239684 DEEDQC
02/21/2025 02:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250221-0013134

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Kirsten Virden
Affiant

Subscribed and sworn to before me, this the 21st day of February, 2025.

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3/20/2028

Bria Sawyers
Notary Public
My Commission Expires: 3/20/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William Richard Mahan and Robin Jennifer Gibbons 2717 Overhill Circle Nashville TN 37214	New Owner	095-04-0-214

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **William Richard Mahan and Robin Jennifer Gibbons, now known as Jennifer Gibbons Mahan** ("Grantor") do hereby quitclaim and convey unto **William Richard Mahan and Jennifer Gibbons Mahan, husband and wife,** ("Grantee"), their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 29 on the Plan of Bluefields, Bransford Realty Company's First Subdivision of Sam P. Sweeney's Farm, as of record in Book 843, page 16, of the Register's Office for Davidson County, Tennessee.

Said westerly one-half of Lot No. 29 fronts 100 feet on the northerly side of Overhill Drive and runs back 367.4 feet on the westerly line and 372 feet, more or less, on the easterly line, to a dead-line measuring 62 1/2 feet, thereon.

Being the same property conveyed to William Richard Mahan and Robin Jennifer Gibbons, both unmarried, by Warranty Deed from Jeanine C. Robinson and Forest S. Robinson, recorded November 9, 2022, of record in Instrument No. 20221109-0120038, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **2717 Overhill Circle, Nashville, TN 37214**

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.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of February, 2025..

GRANTOR:

William Richard Mahan

Jennifer Gibbons Mahan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared WILLIAM RICHARD MAHAN AND JENNIFER GIBBONS MAHAN the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of February, 2025.

Notary Public
My Commission expires: 3/20/2028

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/20/2028

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **do hereby make oath that I am a licensed Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on** 2/21/2025 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 2/21/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 **day of** February, 2025.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

