Karen Johnson Davidson County
Batch # 1273493 DEEDQC
05/15/2025 09 51 20 AM 2 pgs
Fees $12 00 Taxes $0 00
20250515-0038223

ADDRESS NEW OWNER:
1831 River Drive
Nashville, Tennessee 37218

SEND TAX BILLS:
1831 River Drive
Nashville, Tennessee 37218

Map-Parcel: 81-1-19

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **VICKI LYNN GIBBS**, a single woman, (the "Grantee") my heirs and assigns, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and by these presents do hereby transfer and convey unto **AMANDA CATHERINE GIBBS** and **LESLIE MONIQUE GIBBS,** tenants in common with right of survivorship, their heirs and assigns, subject however to the estate for life hereby expressly reserved to **VICKY GIBBS,** all my right, title and interest in and to the following parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 40, and the southerly 20 feet of Lot No. 41 on the Map of Haley's Subdivision of part of Block 5, in G.T. Sheegog's Subdivision at Bordeaux, as of record in Book 547, Page 155, Register's Office for said County.

Being the same property conveyed to Harace Begley and wife, Emma E. Begley, by Deed of record in Book 8936, Page 957, Register's Office for Davidson County, Tennessee. The same Emma E. Begley having since died.

Being the same property conveyed to Vicki Lynn Gibbs, a single woman, from Horace Begley, Jr. by Deed of record in Book 11546 Page 47, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property known as 1831 River Drive, Nashville, Tennessee 37218.

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

Grantor and Grantees acknowledge that the aforesaid preparer claim no expertise or special knowledge regarding the tax ramifications surrounding this transfer and Grantor and Grantees acknowledge that they have been advised to seek and obtain independent tax advice regarding the ramifications and effect of signing this instrument, and none of them rely upon the aforesaid preparer as to the tax implications surrounding said instrument.

Witness my hand this 13th day of May 2025.

Vicki L Gibbs

VICKI LYNN GIBBS

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vicki L. Gibbs, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

Witness my hand and official seal at office this 13th day of May 2025.

JACQUIE BURKHART STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 19, 2025

Jacquie Burkhart

Notary Public
My commission expires: ~~05.28.28~~ 02.26.29

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $10.

Vicki L Gibbs

AFFIANT

Subscribed and sworn to before me this 13th day of May 2025.

JACQUIE BURKHART STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 19, 2025

Jacquie Burkhart

NOTARY PUBLIC
My commission expires: 02.26.29

This Instrument Prepared By:
Yancy Belcher, Attorney
2306 North Mount Juliet Road
Mount Juliet, Tennessee 37122
615.773.2889