Karen Johnson
Batch # 1287864
06/20/2025 11 15 15 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250620-0048437

QUITCLAIM DEED

ANASTON CHISAM STATE OF TENNESSEE NOTARY PUBLIC WARREN COUNTY

State of Tennessee)
)
County of Warren)

The actual consideration for this transfer is $ -0-

Kelly Taylor
Affiant

Subscribed and sworn to before me, this the ____ day of April, 2024

Anaston Chisam
Notary Public

My Commission Expires 10/10/2027

(AFFIX SEAL)

This instrument prepared by:

Waterstone Title, Inc., 222 East Main Street, McMinnville, TN 37110

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
Liam Elijah Wayne Gibbs **2512 Old Smith Springs Road** **Nashville, TN 37217**	**Liam Elijah Wayne Gibbs** **2516 Old Smith Springs Road** **Nashville, TN 37217**	**135 00 0 201.00**

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, I, **GENTRY B. UNDERHILL, JR., the TRUSTEE OF THE RESIDENCE TRUST U/W OF SHIRLEY L. GIBBS, dated October 16, 2008,** do hereby convey, transfer, remise, release and forever quitclaim unto **LIAM ELIJAH WAYNE GIBBS**, his heirs and assigns, all of my right, title and interest in a certain tract of land lying and being in DAVIDSON COUNTY, TENNESSEE, and more fully described as follows, to wit:

TRACT NO. 1

Beginning in the center of Smith Springs Road at the southwest corner of the property conveyed to W. McGill and wife, of record in Book 1422, Page 634, Register's Office for said County; thence with McGill's western boundary line North 14° 30' East 360 feet, and continuing with the same North 8° 12' East 90 feet to an iron pin; thence North 59° 33' West 378 feet to the eastern boundary line of the Palmer property; thence with the same South 1° 03' East 236 feet to an iron pin; thence South 45° 20' East 130 feet to an iron pin; thence South 10° 50' West 36 feet; thence South 63° 45' East 125 feet to an iron pin; thence South 22° 06' West 174 feet to the center of Smith Springs Road; thence with the center of same South 60° 03' East 100 feet to the beginning, containing 2.31 acres, more or less, according to a survey made by Hickerson & Pleasant Engineering Company, October 11, 1966.

Included in the above description, but expressly **excluded** from this conveyance is a 0.04 tract of land conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee, by deed from Margaret Neal O'Neal Polk, of record in Book 8159, Page 967, Register's Office for Davidson County, Tennessee.

TRACT NO. 2

Beginning in the center of Smith Springs Road approximately one mile east of Ned Shelton Road, being the common corner of the Bean property; thence running North 10° 50' East 174.0 feet to a point; said point being the common corner of the John S. O'Neal property. Thence South 63° 45' East 125.0 feet to an iron pin. Thence South 22° 6 minutes West 174.0 feet to the center of Smith Springs Road; thence along the center of Smith Springs Road approximately 92 feet to the point of beginning, containing 0.42 acres.

This property is subject to a right-of way for Smith Springs Road and easements of record in Book 8159, Page 967, and Book 6910, Page 623, Register's Office for Davidson County, Tennessee.

Being the property conveyed to Gentry B. Underhill, Jr., the Trustee of the Residence Trust u/w of Shirley L. Gibbs, dated October 16, 2008, by Executor's Quitclaim Deed from Gentry B. Underhill, Jr., Executor of the Estate of Shirley L. Gibbs, dated July 23, 2018, of record in Instrument No. 20180727-0073372, Register's Office for Davidson, Tennessee.

Shirley L. Gibbs died testate on January 15, 2018. For additional information concerning the Estate, see Case #18P268 in the Seventh Circuit Court of Davidson County, Tennessee.

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

WITNESS my hand this 24th day of April, 2024.

THE RESIDENCE TRUST U/W OF SHIRLEY L. GIBBS, dated OCTOBER 16, 2008

By _____
GENTRY B. UNDERHILL, JR., Trustee

STATE OF TENNESSEE)
)
COUNTY OF WARREN)

Personally appeared before me, the undersigned Notary Public for the State of Tennessee, the within named Bargainor, **GENTRY B. UNDERHILL, JR.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the foregoing instrument for the reasons therein contained, and further acknowledged that he is the Trustee of **THE RESIDENCE TRUST U/W OF SHIRLEY L. GIBBS dated October 16, 2008**, and is authorized to execute this instrument on behalf of the Trust

Witness my hand this the 24th day of April, 2024.

Anaston Chisam
Notary Public for the State of Tennessee

My commission expires: 10/10/2027

NOTICE: FAILURE TO PROPERLY RECORD THIS INSTRUMENT IN THE REGISTER OF DEEDS OFFICE COULD SERIOUSLY JEOPARDIZE YOUR RIGHTS. THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN OR AS TO THE ACCURACY OF THE DESCRIPTION.

ANASTON CHISAM
STATE OF TENNESSEE NOTARY PUBLIC
WARREN COUNTY