Karen Johnson
Batch # 1287864
06/20/2025 11 15 15 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250620-0048438

# 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-

Affiant

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

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<br>2516 Old Smith Springs Road<br>Nashville, TN 37217 | Liam Elijah Wayne Gibbs<br>2516 Old Smith Springs Road<br>Nashville, TN 37217 | 135 00 0 202.00 |

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:

Being Lot No. 1 of the Final Plat of the Subdivision of the Gibbs & Von Hopffgarten Property, a plat of which is of record in Instrument No. 20060215-0018305, in the Register's Office of Davidson County, Tennessee, to which reference is here made for a more complete and accurate description.

Subject to all easements, set back requirements and restrictive covenants of record on the plat in Instrument No. 20060215-0018305, and subject to all other easements, set back requirements and restrictive covenants of record.

Subject to easement and right-of-way of record in Book 8333, Page 1, Register's Office for Davidson County, Tennessee.

Less and except .05-acre tract in Book 8197, Page 734, 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. 20180727-0073371, 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.**

