Karen Johnson Davidson County
Batch # 1336042 DEEDQC
10/20/2025 01 09 04 PM 5 pgs
Fees $27 00 Taxes $0 00
20251020-0083407

THIS INSTRUMENT WAS PREPARED BY:

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ADDRESS NEW OWNER(S):

JOSEPH DUANE GIBSON
1109 DUE WEST AVENUE
MADISON, TENNESSEE 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0, Affiant
Subscribed and sworn before me this the 20 Day of October, 2025.
P. Gilmore, Deputy Register

SEND TAX BILLS TO:
SAME

MAP/PARCEL ID: 0-50-04-0-024.00-R

EXECUTRIX'S QUITCLAIM DEED

Mary Jo Gibson having passed away on September 4, 2024, leaving a Last Will and Testament that has been filed with the Davidson County Circuit Court (Probate Division under case number: 24P2126) and having acquired said real property as a unmarried single women on or about March 22, 1969; therefore, Teresa Ryan Duley, the Executrix of the Estate of Mary Jo Gipson, and being a daughter and one of the siblings of the decedent appeared before the Davidson County Circuit Court (Probate Division) on or about October 22, 2024, via pleadings of the Court, and the estate was admitted to probate on the same date in the Davidson County Circuit Court (Probate Division) under case

number: 24P2126. Teresa Ryan Duley, the Executrix of the Estate of Mary Jo Gibson, has been duly qualified and directed to serve as such by the Davidson County Circuit Court (Probate Division).

All debts of the decedent have been paid that are known. The Executrix/Heir by signing this deed releases any right the Executrix has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of Tennessee State law for testate distribution, and administration of testate estates and with following the testate intent of the decedent, Mary Jo Gibson, Teresa Ryan Duley, acting as Executrix / an heir, transfers all the right, title, and interest in the below described real estate in Davidson County, Tennessee to the Grantee provided as follows:

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION of the sum of **One and No/1.00 ($1.00) Dollars**, cash in hand paid, and other good and valuable considerations not recited herein, the receipt of all of which is hereby acknowledged, I, **Teresa Ryan Duley,** the Executrix of the Estate of Mary Jo Gibson and heir, hereinafter referred to as the Grantor(s), does hereby **CONVEY, TRANSFER, REMISE, RELEASE, RELINQUISH AND QUITCLAIM** unto the Grantee, **Joseph Duane Gibson**, Grantee's successors and assigns, all of the interests of the Grantor's right, title and interest in and to the following described real estate situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Due West Valley Acres, not of record, described according to a survey made by H. R. Swann, Surveyor, as follows:

Beginning on the southerly margin of Due West Avenue, at a point 997.55 feet east of the southeast corner of said avenue and Dickerson Pike, being the corner of Lots Nos. 61 and 62; thence with the line between said two lots southwardly 258.98 feet; thence eastwardly 102.66 feet to the corner of Lots Nos. 62 and 63; thence with the line between said two lots, northwardly 247.80 feet to the southerly margin of Due West Avenue; thence with said Avenue, westwardly 100 feet to the point of beginning.

BEING the same property conveyed to Mary Jo Gibson, an unmarried and single woman, from Cullen D. Mills and wife, Peggy I. Mills by Warranty Deed, dated March 22, 1969, of record in Book: 4343, Page: 283-284, Register's Office for Davidson County, Tennessee.

This deed is subject to the terms of Last Will and Testament of Mary Jo Gipson admitted to probate in the Davidson County Circuit Court (Probate Division) under case number: 24P2126 concerning Donald Durward Gibson. This deed is subject to the real property taxes that are due for 2025 and previous years.

THIS IS IMPROVED PROPERTY KNOWN AS: 1109 DUE WEST AVENUE NORTH, MADISON, TENNESSEE 37115

THIS DEED is prepared from information and prior deeds of record in DCROD office and provided by the parties without the benefit of a survey and/or a title search. No title opinion has bee

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

IN TESTIMONY AND WITNESS WHEREOF, the Grantor(s) herein have hereunto set **their** signatures and executed this instrument, on this the 15th day of October 2025.

Teresa Ryan Duley, Grantor / Executrix / Heir

STATE OF CALIFORNIA)
COUNTY OF _____)

Personally appeared before me, the undersigned, _____, a Notary Public, in and for said County and State, the within named **Teresa Ryan Duley, Grantor / Executrix / Heir,** the bargainor(s) and with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he/she is to be the within named bargainor(s) and that he/she executed the within instrument for the purpose therein contained and has such capacity to execute said instrument.

Witness my hand and official seal at _____,
this the _____ day of October 2025.

SEE ATTACHED FOR NOTARY PUBLIC

Notary Public My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF _____)

As required by ***Tennessee Code Annotated Section 67-4-409 a(4) and (a)(6)(A)*** the undersigned being Grantee, Grantee's agent, or a trustee acting for Grantee, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **Zero Dollars ($00.00).**

Joseph Duane Gibson, Affiant

Sworn to and subscribed before me,
this _____ day of October 2025.

Notary Public
My Commission Expires: _____

ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of El Dorado

On Oct 15, 2025 (Date) before me, Joseph M Henderson, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Teresa Ryan Duley (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

JOSEPH M HENDERSON
COMM #2481064
Notary Public, California
El Dorado County
Comm Expires Feb 12, 2028

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS ~~my hand~~ and official seal

Signature: _____ (Signature of Notary Public)

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document

Description of Attached Document

Title or Type of Document: Executrix's Quitclaim Deed

Document Date Oct 15, 2025 Number of Pages 4