Karen Johnson Davidson County
Batch# 1455831 DEEDQC
08/05/2026 10:32:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260805-0071976

AFTER RECORDING RETURN TO.
Essent Title Insurance, Inc.
400 Rouser Road
Bldg 2, Suite 500
Coraopolis, PA 15108
File No. TN26112690

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No 118 02 1T 002.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 27 day of July, 2026 by and between **Ryan M. Gibson and Andrea Cox Gibson fka Andrea C. Cox, husband and wife,** residing at 2510 Vaulx Lane, Nashville, TN 37204, hereinafter referred to as Grantor(s) and **Ryan M. Gibson and Andrea Cox Gibson, husband and wife, as tenants by the entireties,** residing at 2510 Vaulx Lane, Nashville, TN 37204, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee·

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address· 2510 Vaulx Lane, Nashville, TN 37204

Being the same property conveyed to the Grantor(s) in a Deed recorded on 07/22/2025 under 20250722-0057566 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

~~Ryan M. Gibson~~

Andrea Cox Gibson fka Andrea C. Cox

STATE OF Tenn
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Ryan M. Gibson** and **Andrea Cox Gibson fka Andrea C. Cox** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 27 day of July, 2026.

Notary Public

My Commission expires: 05/08/2029

DENICOLE SHIRLEY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Andrea Cox Gibson

STATE OF Tenn
COUNTY OF Davidson

Subscribed and sworn to before me this 7th day of July, 2026

Notary Public
My Commission Expires: 05/08/2029

Name and address for person(s) responsible for taxes:

Ryan M. Gibson and Andrea Cox Gibson
2510 Vaulx Lane
Nashville, TN 37204

Name and address of property owner:

Ryan M. Gibson and Andrea Cox Gibson
2510 Vaulx Lane
Nashville, TN 37204

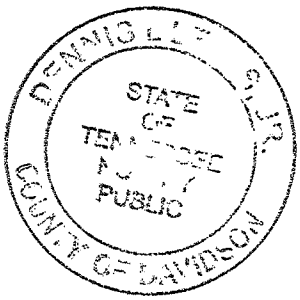


EXHIBIT A
LEGAL DESCRIPTION

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit. Land in Davidson County, Tennessee, being Unit No. 2510 of 838 Inverness Avenue Commons, a horizontal property regime with private elements established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No 20231205-0093679, Registrar's Office for said County, said Unit being depicted on the Condominium Site Plan as Exhibit "B" to the aforementioned Declaration of Covenants, Conditions, and Restrictions.

Tax ID: 118 02 1T 002.00

NOTE: The property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

Being that parcel of land conveyed to Ryan M Gibson and Andrea C. Cox, husband and wife from Stonegate Acquisitions, LLC, a Tennessee Limited Liability Company by that Deed dated 7/16/2025 and recorded 7/22/2025 in Official Records Instrument No. 20250722-0057566 of the Public Records of Davidson County, TN.

Being that parcel of land conveyed to Stonegate Acquisitions, LLC from The Simmons Family Trust, FBO Irene Wade by that Deed dated 12/19/2023 and recorded 12/22/2023 in Official Records Instrument No. 20231222-0098903 of the Public Records of Davidson County, TN.

Property commonly known as: 2510 Vaulx Lane, Nashville, TN 37204

True Copy Certification
State of Tennessee

I, Hunter Phillips, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/27/2026

Affiant Signature

7/29/2026
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 29 day of July, 2026.

Tracy L. Suter
Notary's Signature

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Tracy L. Suter, Notary Public
Allegheny County
My Commission Expires 10/24/2029
Commission # 1163267

(seal)