Karen Johnson Batch # 1481116 10/07/2026 10:19:12 AM Fees: $12.00 Taxes: $0.00 20261007-0092135 Davidson County DEEDQC 2 pgs	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $-0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September 2026 Notary Public MY COMMISSION EXPIRES: 1/22/2030 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE GIBBS FAMILY REVOCABLE LIVING TRUST	**SAME**	**Map 128-14** **Parcel 122.00**
(NAME) **400 Harpeth Meadows Drive**	(NAME)	
(ADDRESS) **Kingston Springs, TN 37082**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Richard R. Gibbs, Jr.,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Richard Ray Gibbs, Jr. and Jennifer Buller Gibbs, Trustees of THE GIBBS FAMILY REVOCABLE LIVING TRUST, dtd 9/23/2026,** established by **The Trust Agreement of THE GIBBS FAMILY REVOCABLE LIVING TRUST, dtd 9/23/2026,** as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantees, and the grantees' successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Harpeth Park, Sections 2 and 3, Revision of Lots 44 and 45, as of record in Book 4060, page 153, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Filipp Shraybman and wife, Zhaneta Shraybman by deed of record in Book 5964, page 976, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Richard R. Gibbs, Jr., from Filipp Shraybman, a/k/a Phillip Shraybman and wife, Zhaneta Shraybman, by Warranty Deed dated February 15, 2007, of record in Instrument No. 20070220-0021062, Register's Office for Davidson County, Tennessee.

Richard R. Gibbs, Jr. is one and the same person as Richard Ray Gibbs, Jr.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

Said previous conveyance included for reference.

Unimproved ( )
This is improved (X) property, known as: **8075 Regency Drive, Nashville, TN 37221.**

Witness our hands, this the 23rd day of September, 2026.

Richard R. Gibbs, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard R. Gibbs, Jr.** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 23rd day of September, **2026.**

My Commission Expires: 1/22/2030

Notary Public

