Davidson County DEEDQC
Recvd: 07/19/16 15:30 4 pgs
Fees:22.00 Taxes:0.00
20160719-0074402

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Parcel ID Number(s)
Ellen Parker Bibb, David Lee Parker, & Jeffrey Newton Parker 4104 Westlawn Drive Nashville, TN 37209	Same	10308011900 Davidson County

FOR AND IN CONSIDERATION OF One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, and in order to create a tenancy in common, ELLEN PARKER BIBB, by these presents does hereby quitclaim and convey unto DAVID LEE PARKER and JEFFREY NEWTON PARKER, as equal tenants in common, their heirs and assigns, a two-thirds (2/3) undivided interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A hereto (the "Property"), so that following the conveyance described in this deed, Ellen Parker Bibb, David Lee Parker, and Jeffrey Newton Parker will each own a one-third (1/3) undivided interest in and to the Property as tenants in common.

This is improved property known as 4106 Westlawn Drive, Nashville, Tennessee.

The descriptions herein are the same as those contained in the prior instruments.

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

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 13th day of July, 2016.

ELLEN PARKER BIBB

Jason Guthrie, husband of Ellen Parker Bibb, joins in this deed for the purpose of quitclaiming and conveying any and all interest he may have in Ellen Parker Bibb's interest in the above-described real property solely by virtue of his marriage to Ellen Parker Bibb.

JASON GUTHRIE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, ELLEN PARKER BIBB and JASON GUTHRIE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of July, 2016.

Notary Public

MELQUISEDEC ASCENCIO AYALA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
May 6th, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

James C. Gooch, Agent for Grantees

Subscribed and sworn to before me this
13th day of July, 2016.

Notary Public

My Commission Expires:

DAVID HUMAYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2019

EXHIBIT A

BEING Lot Nos. 350 and 351 on the Map of Richland Realty Company's West Lawn Subdivision as of record in Book 421, page 32, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING on the northerly margin of West Lawn Drive 30.5 feet west of the common corner of Lots Nos. 350 and 351 ; thence northerly 250.0 feet; thence eastwardly 100.0 feet; thence southwardly 50.0 feet; thence westwardly 50.0 feet; thence southwardly 200.0 feet to the northerly margin of West Lawn Drive; thence with same westwardly 50.0 feet to the beginning.

BEING the same property conveyed to ELLEN BIBB, a single person, by Warranty Deed dated April 29, 2011, from Susan Henderson, a single person, of record by Instrument No. 20110503-0033670, Register's Office of Davidson County, Tennessee.

16822454.1

Affidavit

I, Lucretia Albert do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lucretia Albert
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ruth F. Arnold, a notary public for this county and state, Lucretia Albert, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ruth F. Arnold
Notary signature

My Commission Expires: August 20, 2019

Notary Seal:

