Bill Garrett Davidson County
Batch# 107086 DEEDQC
06/21/2018 10:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180621-0059861

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File No. 18060015

LEWIS BRONER MCCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ -0-

Frances Bibee
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18 DAY OF June, 2018.

NOTARY PUBLIC

My Commission expires: 8/25/19

Address of New Owner	Send Tax Bills To:	Tax Information:
David Lee Bibee	Same	Map/Parcel
1522 Matlock Drive		**100-00-0-067.00**
Chapmansboro, TN 37035		

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 18 day of June, 2018, for and in consideration of the sum of Ten and No/100 Dollars, ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Sarah Frances Bibee,** Grantor(s), have/has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **David Lee Bibee,** Grantee(s) his/her/their heirs, successors, and assigns, her entire right, title, and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in the 8th Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron rod located in the center of Old Pond Creek Road, being the southeast corner of the Earl Loftis, et ux, land, as of record in Book 3186, Page 459, and the southwest corner of the John B. Turner land, as of record in Book 4441, Page 761, R.O.D.C., Tennessee; thence with the center of said Road South 71 degrees 12' 59" East 167.41 feet to a PK (nail); thence South 441.20 feet to a point; thence West 571.08 feet to a point; thence North 00 degrees 21' 45" West 248.13 feet to an iron rod; thence North 74 degrees 00' 29" East 252.68 feet to an iron rod; thence North 104.91 feet to an iron rod in the center of a dirt road; thence North 67 degrees 03' 42" East 180.83 feet to a PK (nail) in the center of Old Pond Creek Road; thence South 71 degrees 12' 59" East 17.41 feet to the point of beginning containing 5.076 acres, more or less, according to a survey of Dixie Engineering Associates, dated August 26, 1986.

Being part of the same property conveyed to James Bibee and wife, Sarah Frances Bibee, by Warranty Deed from B. B. Johnson and Mertan L. Johnson dated 06/05/1967 and recorded on 06/16/1967 in Book 4142, Page 61, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to James Bibee and wife, Sarah Frances Bibee, by Quitclaim Deed from H. E. Collins, Trustee, dated 09/04/1986 and recorded on 09/11/1986 in Book 6975, Page 737, Register's Office for Davidson County, Tennessee. James D. Bibee having since died on or about July 26, 1995 leaving Frances Bibee as the surviving tenant by entirety.

This is improved property known as:
8235 Old Pond Creek Road, Pegram, TN 37143

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

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **Sarah Frances Bibee** as caused this instrument to be executed, this the 18 day of June, 2018.

Sarah Frances Bibee

Sarah Frances Bibee

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Sarah Frances Bibee** 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.

This the 18 day of June, 2018.

My commission Expires: 8/25/18

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 20th day of June, 2018 (KK)

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY