Karen Johnson Davidson County
Batch# 343262 DEEDQC
01/15/2020 10:13:36 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200115-0005350

Prepared by:
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Nashville, Tennessee 37215
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ESTATE BENEFICIARIES' QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
JANINE M. LIBBEY 102 Bonnie Briar Lane Nashville, TN 37212	SAME	MAP: 117 03 F Parcel: 002.0

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, CHRISTOPHER J. LIBBEY, HEATHER A. LIBBEY, and MEREDITH C. LIBBEY (hereinafter referred to as "Grantors"), by these presents, do hereby transfer and convey unto JANINE M. LIBBEY, an unmarried woman, (hereinafter referred to as "Grantee"), her successors and assigns, all of Grantors' right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

SEE ATTACHED EXHIBIT A

The legal description and state of the title have been furnished to the draftsperson from the record. The draftsperson assumes no liability as to the accuracy thereof. The legal description stated above has been taken from the prior Deed conveying the interest in said property to Grantors.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, her heirs, successors, and assigns, forever. Grantors warrant title to the above-described real property only against all persons claiming under Grantors, but not any further or otherwise. Said property is

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

WITNESS MY HAND this 11 day of DECEMBER, 2019.

CHRISTOPHER J. LIBBEY, GRANTOR

STATE OF Georgia)
COUNTY OF Fulton)

On Dec. 11th, 2019, personally appeared before me, the undersigned, a Notary Public, CHRISTOPHER J. LIBBEY, and that the statements in the foregoing Petition are true to the best of his or her knowledge except as to matters therein stated to be on information and belief, and these matters (s)he believes to be true.

WITNESS MY HAND, at office, this 11th day of December, 2019.

HARRY ROSEN
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires Oct. 10, 2022

Notary Public
My Commission Expires: 10/10/2022

WITNESS MY HAND this 28th day of December, 2019.

HEATHER A. LIBBEY, GRANTOR

STATE OF Illinois)
COUNTY OF Cook)

On December 28th, 2019, personally appeared before me, the undersigned, a Notary Public, HEATHER A. LIBBEY, and that the statements in the foregoing Petition are true to the best of his or her knowledge except as to matters therein stated to be on information and belief, and these matters (s)he believes to be true.

WITNESS MY HAND, at office, this 28th day of December, 2019.

"OFFICIAL SEAL"
RUBEN G ALVAREZ
Notary Public - State of Illinois
My Commission Expires October 17, 2020

Notary Public
My Commission Expires: 10/17/20

WITNESS MY HAND this 29rd day of December, 2019.

Meredith C Libbey

MEREDITH C. LIBBEY, GRANTOR

HOUSTON T. SHUMATE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

On December 23rd, 2019, personally appeared before me, the undersigned, a Notary Public, MEREDITH C. LIBBEY, and that the statements in the foregoing Petition are true to the best of his or her knowledge except as to matters therein stated to be on information and belief, and these matters (s)he believes to be true.

WITNESS MY HAND, at office, this 23rd day of December, 2019.

Notary Public
My Commission Expires: May 7th 2023

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(B).

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Bonnie Briar, as of record in Book 6900, page 423, as amended by instrument of record in Book 8752, page 900, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Donna A. Morton, unmarried, by deed from Harrison Development Company, Inc., a Tennessee Corporation, of record in Book 8982, page 396, Register's Office for Davidson County, Tennessee.

Being further the same property conveyed to Margaret I. Libbey, unmarried, by deed from Donna A. Morton, unmarried, of record in Book 10748, page 648, Register's Office for Davidson County, Tennessee.

The Grantors' interest in this property was conveyed to them by the duly appointed Personal Representative of the Estate of Margaret I. Libbey pursuant to her Last Will and Testament which was probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Number 19-P-1798 and which Personal Representative's Deed was recorded in Book _____, Page 20200115-0005349, Register's Office for Davidson County.

The property described herein has never been used as a personal residence by the Grantors

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property located at 102 Bonnie Briar Lane, Nashville, TN 37212.