PREPARED BY:
J. Martin Regan, Jr., Esq.
Lewis Thomason, P.C.
40 S. Main Street, Suite 2900
Memphis, Tennessee 38103
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Karen Johnson Davidson County
Batch# 547490 DEEDQC
01/05/2021 02:30:35 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210105-0001832

EXECUTOR'S QUIT CLAIM DEED

For and in consideration of the sum of Ten and no/100 Dollars ($10.00), love and affection and other good and valuable consideration, the receipt of which is hereby acknowledged, **John Randolph Bibb, Jr., Executor** of the Estate of Betty Grice Bibb, hereby conveys and quitclaims unto **Jean-Marie Elizabeth Bibb Clark,** her heirs and assigns, the following described tract or parcel of land, lying and being situated in Davidson County, State of Tennessee, and being more particularly described as follows:

> Being Lot 8 in Block No. 1 Sylvan Park Plan, which is of record in Book No. 332, Page 104, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 8 fronts 50 feet on the north side of Utah Avenue, formerly 7th Avenue and extends back northwardly between parallel lines 160 feet to an alley showing 50 feet on said alley.

Being the same property conveyed to Earl J. Bibb, Jr., and John R. Bibb, as tenants in common, by Executor's Quitclaim Deed of record in Book 8608, Page 475, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John R. Bibb, a married person, by Quit Claim Deed from his brother, Earl J. Bibb, Jr., of record in Book 8689, Page 199, Register's Office for Davidson County, Tennessee.

John R. Bibb died a resident of Davidson County, Tennessee, on April 4, 1999, leaving all of his right, title, and interest in said property to his surviving wife, Betty Grice Bibb.

Betty Grice Bibb died a resident of Davidson County, Tennessee on March 5, 2018, leaving her estate for probate in the Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 18P582. All of Decedent's right, title, and interest passed upon her death to her surviving son, John Randolph Bibb, Jr.; however, he has entered a disclaimer of such interest in the Probate Division of Circuit Court of Davidson County, Tennessee and such interest of the Decedent passes to Decedent's granddaughter, Jean-Marie Elizabeth Bibb Clark. Jean-Marie Elizabeth Bibb Clark has accepted such property and joins in this Executor's Quit Claim Deed to affirm her acceptance.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, her heirs and assigns, forever.

IN WITNESS WHEREOF, I have hereunto set my hand and signature this 23 day of ~~November~~ December, 2020.

John Randolph Bibb, Jr., Executor of
the Estate of Betty Grice Bibb

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid state and County, the within named Executor, John Randolph Bibb, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within Executor's Quit Claim Deed for the purposes therein contained and expressed.

WITNESS my hand and Notarial Seal at office this 23 day of ~~November~~ December, 2020.

NOTARY PUBLIC

My Commission Expires: 5-2-22

The undersigned joins in this Executor's Quit Claim Deed to affirm her acceptance of the interest in the subject property as set forth above.

Jean-Marie Elizabeth Bibb Clark

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid state and County, the within named, Jean-Marie Elizabeth Bibb Clark, with whom I am personally acquainted, and who acknowledged that she executed the within Executor's Quit Claim Deed for the purposes therein contained and expressed.

WITNESS my hand and Notarial Seal at office this 23 day of ~~November~~ December, 2020.

NOTARY PUBLIC

My Commission Expires: 5-2-22

PROPERTY OWNER AND ADDRESS:
Jean-Marie Elizabeth Bibb Clark
4306 Utah Avenue
Nashville, Tennessee 37209

MAIL TAX BILLS TO:
Jean-Marie Elizabeth Bibb Clark
4306 Utah Avenue
Nashville, Tennessee 37209

Map/Parcel: M&P #103-4-145

AFTER RECORDING, RETURN TO:
John Randolph Bibb, Jr., Esq.
Lewis Thomason, P.C.
424 Church Street, Suite 2500
Nashville, Tennessee 37219

I hereby swear or affirm on that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $10.00.

John Randolph Bibb, Jr., Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, a Notary Public, in and for said State and County, and with whom I am personally acquainted, the above-named Affiant, **John Randolph Bibb, Jr.,** and who acknowledged that he executed the within instrument for the purposes therein contained and, further, who subscribed to such instrument and swore to the matters therein contained before me under oath.

Subscribed and sworn to before me this 23 day of December, 2020.

Notary Public
My Commission Expires: 5-2-22