Karen Johnson Davidson County
Batch# 547490 DEEDQC
01/05/2021 02:30:35 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210105-0001833

PREPARED BY:
J. Martin Regan, Jr., Esq.
Lewis Thomason, P.C.
40 S. Main Street, Suite 2900
Memphis, Tennessee 38103
901-525-8721

THIS DOCUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR ABSTRACT.

QUIT CLAIM DEED

KNOW ALL PERSON BY THESE PRESENTS, that **Jean-Marie Elizabeth Bibb Clark,** as Grantor, and **Jean-Marie Elizabeth Bibb Clark and husband, Ryan Nelson Clark, as tenancy by the entirety,** as Grantee, enter into this Quit Claim Deed as follows:

WITNESSETH: That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantor, as the said party of the first part bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee, as the said party of the second part, the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

> 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 Grantor herein, being Decedent's granddaughter, Jean-Marie Bibb Clark. Jean-Marie Bibb Clark has accepted such property and now enters this instrument for the purposes of creating title as tenancy by the entirely between herself and her spouse, Ryan Nelson Clark.

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

IN WITNESS WHEREOF, party of the first part has executed this instrument on the day and year first above written.

By: _____
Jean-Marie Elizabeth Bibb Clark

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jean-Marie Elizabeth Bibb Clark,** to me known or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

WITNESS MY HAND AND SEAL, at office in Nashville, Tennessee, this the 23 day of December, 2020.

_____
Notary Public

My commission expires:
5-2-22

****

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

MAIL TAX BILLS TO:
Jean-Marie Elizabeth 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.

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, **Ryan Nelson Clark,** 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