PREPARED BY:
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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
20210105-0001834

EXECUTOR'S QUIT CLAIM DEED

For and in consideration of the sum of Ten and no/100 Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **John Randolph Bibb, Jr., Executor of the Estate of Betty G. Bibb,** hereby conveys and quitclaims unto **John Randolph Bibb, Jr.,** as Estate beneficiary, and his 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:

A parcel of land in the 9th Civil District of Davidson County, on the south side of Poplar Creek Road and being a portion of a 45.70 acre tract conveyed by deed to W.W. Mitchell and wife, J.W. York and wife, October 10, 1955, of record in Book 2453, Page 451, Register's Office for Davidson County, Tennessee, and described according to a survey made by S.H. Hutchinson, May 5, 1956, as follows:

BEGINNING at a point on the north edge of the pavement in Poplar Creek Road, iron stake in line on south side; thence south with Robert Pinkerton's west line 2 degrees west 86.70 poles to a stone pile with Beech and Poplar pointes in Grady McPherson's north line; thence with McPherson's north line north 88 degrees 30' west 30 poles to a stake; ironwood and sugar maple pointer, the southeast corner of Cecil Langford's 15 11/16 acre tract; thence with said tract north 2 d3egrees east 59.50 poles to a small cedar tree; thence north 89 degrees 30' east 7 poles to a stake in a hollow; thence north 1 degree 45' west 21.50 poles to a point in Poplar Creek Road; the west post of a gate in line; thence with Poplar Creek Road and J.W. York's south line, north 79 degrees east 25.50 poles to a point of beginning, contained 15-3/16 acres, being the same more or less, subject to a right of Cecil Langford and wife, Joyce Marie Langford, their heirs and assigns to the use of water from a spring located on the premises with the right of ingress and egress thereto.

Being the same property conveyed to Nancy True Freeman, as her sole and separate estate, by deed from James Hughes and wife, Norma Sue Hughes of record in Book 3186, Page 573, Register's Office for Davidson County, Tennessee, Nancy True Freeman now known as Nancy True Tanksley.

Being the same property conveyed to John R. Bibb and wife, Betty G. Bibb, by deed from Nancy True Tanksley, married, of record in Book 4887, Page 325, Register's Office for Davidson County, Tennessee.

John R. Bibb died a resident of Nashville, Davidson County, Tennessee, on April 4, 1999, survived by his wife, Betty G. Bibb. Betty G. Bibb subsequently died a resident of Nashville, 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. Her interest in the subject property passed upon her death to her surviving son, John Randolph Bibb, Jr. who has accepted such inherited interest in this 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 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 December, 2020.

NOTARY PUBLIC

My Commission Expires: 5-2-22

Acknowledgment of receipt of gift and, the undersigned joins in this Executor's Quit Claim Deed to affirm his acceptance of the interest in the subject property as set forth above.

John Randolph Bibb, Jr., Beneficiary

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, 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 December, 2020.

NOTARY PUBLIC

My Commission Expires: 5-2-22

PROPERTY OWNER AND ADDRESS:
John Randolph Bibb, Jr.
Unimproved Farm Land
Poplar Creek Road
Davidson County, Tennessee

MAIL TAX BILLS TO:
John Randolph Bibb, Jr.
330 Whitworth Way
Nashville, Tennessee 37205

Map/Parcel: Map 154, Parcel 18
9D35300

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, **John Randolph Bibb, Jr.**, and who acknowledged that she 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