Karen Johnson Davidson County
Batch# 547490 DEEDQC
01/05/2021 02:30:35 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210105-0001835

Prepared by:
J. Martin Regan, Jr.
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 **John Randolph Bibb, Jr.,** as Grantor, and **John Randolph Bibb, Jr., and wife, Brenda Mabie Bibb, as tenancy by the entirety,** as Grantee, enter 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:

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 on April 4, 1999, a resident of Nashville, Davidson County, Tennessee survived by his wife, Betty G. Bibb. Betty G. Bibb subsequently died 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. He, as Grantor herein executes this instrument for the purposes of creating title as tenancy by the entirety between himself and his spouse, Brenda Mabie Bibb.

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

By: _____
John Randolph Bibb, Jr.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John Randolph Bibb, Jr.,** 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 he 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:
John Randolph Bibb, Jr.
Unimproved farm land at
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 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