Karen Johnson Davidson County
Batch# 663150 DEEDQC
06/23/2021 12:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210623-0084881

NEW OWNER:

Todd Bybee & Craig Bybee
903 Merritt St
Old Hickory, TN 37138

THIS INSTRUMENT PREPARED BY:
Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner

Map: 44
Group: 14
Parcel: 133.00

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jimmy Dale Bybee, unmarried,** does convey unto **Todd Bybee and Craig Bybee, as joint tenants with rights of survivorship,** their heirs and assigns, forever equally, all of the right, title and interest in and to the following tract or parcel of land, situate and located in Davidson County, Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 116 on the Map of Rolling Green Subdivision, Section 2, of record in Book 1424, page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 116 fronts 85 feet on the east side of Merritt Street and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Jimmy Dale Bybee and wife, Ann Worley Bybee, from Ryman Huffines and wife, Fay Dell Dickson Fuffines, by Deed of record in Book 3769, Page 161, Register's Office for Davidson County, Tennessee.

Ann Worley Bybee died on August 10, 2017, in Davidson County, Tennessee, leaving her husband, Jimmy Dale Bybee, as the surviving tenant by the entirety to this once shared tenancy by the entirety. Jimmy Dale Bybee retains the ownership rights in the above-referenced property in its entirety and has full authority to convey such property.

This is IMPROVED property known as 903 Merritt Street, Old Hickory, Tennessee 37138.

WITNESS SIGNATURE(S) this 18th day of June, 2021.

Jimmy Dale Bybee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Jimmy Dale Bybee,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 18th day of June, 2021.

Notary Public

My commission expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00 .

Affiant

Sworn to and subscribed to before me, this the 18th day of June, 2021.

Notary Public

My commission expires: 4/28/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY