Karen Johnson Davidson County
Batch# 947090 DEEDQC
12/02/2022 01:45:30 PM 3 pgs
Fees: $27.00 Taxes: $0.00
20221202-0126323

PREPARED BY:

Robert J. Hazard, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, December 2, 2022.

Notary Public

My Commission Expires:

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-27-2026

New Owner Address:	**Send Tax Bills To:**	**Map-Parcel Number:**
John Bybee, Trustee 6865 Bridgewater Drive Nashville, TN 37221	Same	116.16O.A.169

QUITCLAIM DEED

John Michael Bybee ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **John Michael Payne Bybee, Trustee of the Bybee Family Trust, dated December 2, 2022** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **December 2, 2022**.

John Michael Bybee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **John Michael Bybee**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, December 2, 2022.

Notary Public

My Commission Expires:

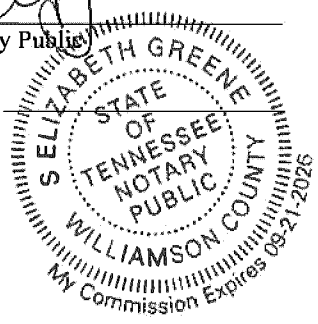


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 138, on the Plan of Final Plat of Riverwalk Subdivision, Phase 1-A, Section 2, and Phase 1-B, Section 2 as shown by plat appearing of record in Instrument 20021022-0129510, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John Michael Bybee, unmarried, from Gary T. Hines and wife, Linda E. Hines, by deed of record in Instrument No. 20070816-0097940, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 6865 Bridgewater Drive, Nashville, TN 37221.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 2, 2022.

Affiant Signature

12/2/2022

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, December 2, 2022.

Notary Public

My Commission Expires:

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-21-2026