Karen Johnson
Batch # 1111319
03/14/2024 02:10:02 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240314-0017763

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Marcus Edmond Tibbs **4853 Barclay Sq. Dr.** **Antioch, TN 37013**	**SAME**	**149 05 0 069.00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

Marcus E. Tibbs, a married man,

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto

Teric Tibbs, Kesha Tibbs, Marcus Tibbs, Joseph Tibbs, Grant Tibbs, and Elliott Tibbs as joint tenants with a right of survivorship,

HEREINAFTER called the GRANTEES, their heirs and assigns, **subject however to an estate for life hereby expressly reserved by and granted to himself, Marcus E. Tibbs, for so long as he may live**, all other right, title, and interest I own in a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

Being Lot no. 161, on the Plan of Section 3, Barclay Square, of record in Book 4675, Page 154, 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 Marcus E. Tibbs, married, by Quitclaim Deed from Susan J. Killebrew and husband, Donald Killebrew, of record in Instrument No. 20010905-0095862, Register's Office of Davidson County, Tennessee.

Said property is quitclaimed subject to the herein established life estate for Marcus E. Tibbs and such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as **4853 Barclay Square Drive, Antioch, TN 37013.**

WITNESS MY HAND this the 12th day of March, 2024.

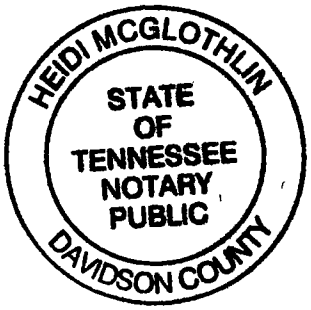
Marcus E. Tibbs

Marcus E. Tibbs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor **MARCUS E. TIBBS,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 12th day of March, 2024.



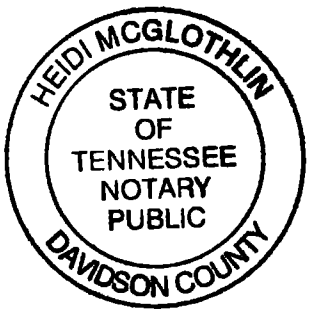
NOTARY PUBLIC
My Commission Expires: 7/7/2027

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 12th day of March, 2024.



NOTARY PUBLIC
My Commission Expires: 7/7/2027