Karen Johnson Davidson County Batch # 1257426 DEEDQC 04/08/2025 10:46:08 AM 2 pgs Fees: $12.00 Taxes: $0.00 20250408-0026603	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF March 2025. Notary Public MY COMMISSION EXPIRES: 3/3/2026 (AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE SARAH FRANCES BIBEE REVOCABLE LIVING TRUST	**SAME**	**128-13-0A-352.00-CO**
(NAME) **352 Westfield Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Frances Bibee, unmarried,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Sarah Frances Bibee, Trustee of THE SARAH FRANCES BIBEE REVOCABLE LIVING TRUST,** established by **The Trust Agreement of THE SARAH FRANCES BIBEE REVOCABLE LIVING TRUST, Dated March 26th, 2025,** as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Being Apartment Unit No. 352 of Westfield Condominiums created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6678, Page 771, and amended in Bock 6736, Page 110, and further amended in Book 6831, Page 982, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the plat of Westfield Condominiums set forth as Exhibit "D" of said Amendment to the Master Deed of record in Book 6831, Page 982, in said Register's Office, for a more complete Identification and description of such Unit.

Being the same property conveyed to Vera Rose Hendrickson by Warranty deed from Edie L Hoback, unmarried of record in Instrument No. 20051201-0144496 Register's Office for Davidson County, Tennessee, dated October 28,2005 and recorded on December 01, 2005.

Further being the same property conveyed to Frances Bibee, unmarried, by Warranty Deed from Vera Rose Hendrickson, unmarried, dated October 31, 2018, of record in Instrument No. 20181101-0108215, Register's Office for Davidson County.

The said Frances Bibee and Sarah Frances Bibee are one in the same person for purposes of this transaction.

This Conveyance is made subject to:

Any and all additional existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

Unimproved ( )
This is improved (X) property, known as: **352 Westfield Drive, Nashville, TN 37221.**

Witness our hands, this the 26th day of March, 2025.

x Frances Bibee
FRANCES BIBEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **FRANCES BIBEE** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 26th day of March, **2025.**

My Commission Expires: 3/3/2026

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026