Karen Johnson
Batch # 1323982
09/18/2025 10:58:29 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20250918-0074579

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID#:
JOHN RANDOLPH TIBBOTT and NATALIA B. TIBBOTT, CO-TRUSTEES 4215 Wallace Lane Nashville, TN 37215	SAME	13004008600

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(vi). No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).

FOR AND IN CONSIDERATION of One Dollar ($1.00), we, JOHN RANDOLPH TIBBOTT and NATALIA B. TIBBOTT, ("GRANTORS"), do hereby quitclaim and by these presents do transfer and convey unto JOHN RANDOLPH TIBBOTT and NATALIA B. TIBBOTT, CO-TRUSTEES OF THE TIBBOTT TENNESSEE COMMUNITY PROPERTY TRUST dated September 16, 2025, their successors and assigns ("GRANTEES"), all of GRANTORS' right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS our hands this 16 day of September, 2025.

JOHN RANDOLPH TIBBOTT

NATALIA B. TIBBOTT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared JOHN RANDOLPH TIBBOTT and NATALIA B. TIBBOTT, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, this 16th day of September, 2025.

NOTARY PUBLIC

My Commission Expires:

5/8/29

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2029

EXHIBIT A

Being Lot No. 38 on the Plan of Sneed Estates of record in Plat Book 2133, Pages 10 and 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 6037, Page 878, Register's Office for said County.

Being the same property conveyed to John R. Tibbott and wife, Natalia B. Tibbott, by deed of record in Book 10371, page 661 R.O.D.C.

Said improved property is known as 4215 Wallace Lane, Nashville, TN 37215.