Karen Johnson
Batch # 1450521
07/22/2026 11:22:28 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20260722-0066426

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $-0-

Terri Lavender
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July, 2026.

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

Notary Public
My Commission Expires: 1/22/2030
(AFFIX SEAL)

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
Terri Lavender	**Same**	**128-13-0A-352.00-CO**
(NAME) **618 HWY 96N**	(NAME)	
(ADDRESS) **Fairview, TN 37062**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Terri Lavender, Trustee of the Sarah Frances Bibee Irrevocable Trust dated March 26, 2025,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Terri Lavender, Individually**, 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 Sarah Frances Bibee, Trustee of the Sarah Frances Bibee Revocable Living Trust dated March 26, 2025, from Frances Bibee, unmarried, by Quitclaim Deed dated March 26, 2025, of record in Instrument No. 20250408-0026603, Register's Office for Davidson County, Tennessee. Further the said Sarah Frances Bibee had resigned as Trustee on March 26, 2025 naming Terri Lavender as Successor Trustee and subsequently died on May 25, 2026, making said trust irrevocable by terms of the trust agreement.

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

The prior conveyance has been included for reference.

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 16th day of July, 2026.

X Terri Lavender Trustee
TERRI LAVENDER, TRUSTEE
THE SARAH FRANCES BIBEE IRREVOCABLE TRUST DTD MARCH 26, 2025

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 **TERRI LAVENDER, TRUSTEE OF THE SARAH FRANCES BIBEE IRREVOCABLE TRUST DTD MARCH 26, 2025** 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 she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 16th day of July, **2026.**

My Commission Expires: 1/22/2030

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

Notary Public

THIS INSTRUMENT PREPARED BY:
JAD A. DUNCAN
ATTORNEY AT LAW
161 BELLE FOREST CIRCLE
NASHVILLE, TENNESSEE 37221

RESIGNATION OF SARAH FRANCES BIBEE AND APPOINTMENT OF SUCCESSOR TRUSTEE OF THE SARAH FRANCES BIBEE REVOCABLE LIVING TRUST

PURSUANT to Article II., Section 2.3, of THE SARAH FRANCES BIBEE REVOCABLE LIVING TRUST dtd 03/26/25 (hereinafter, "the Trust"), SARAH FRANCES BIBEE, Trustee of the Trust, does hereby resign as Trustee.

Further, pursuant to Article II., Section 2.2, TERRI LAVENDER, shall be appointed as Successor Trustee.

Further, all powers enumerated in the trust agreement dated March 26, 2025, shall be conveyed upon the aforementioned Successor Trustee.

IN WITNESS WHEREOF, we have hereunto subscribed our names to this instrument on this 26th day of March, 2025.

X Sarah Frances Bibee
SARAH FRANCES BIBEE

Terri L Lavender
TERRI LAVENDER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 26th day of March, 2025, before me personally appeared SARAH FRANCES BIBEE, and TERRI LAVENDER to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed it as their free act and deed.

Witness my hand and official seal this 26th day of March, 201__.

NOTARY PUBLIC
My commission expires: 3/3/2026

