BILL GARRETT, Davidson County
Trans:T20130097206 DEEDQC
Recvd: 11/14/13 14:37 2 pgs
Fees:17.00 Taxes:0.00
20131114-0117927

FROM:

DOROTHY JEAN PIPHUS

FROM:

UMEKA FOREMAN, TRUSTEE

AND

TO:

UMEKA FOREMAN, TRUSTEE

TO:

DOROTHY JEAN PIPHUS, CAROLYN FRANCINE PIPHUS, and CAROL ELAINE PIPHUS

QUITCLAIM DEED

Name & Address of Property Owners:	Send Tax Bills To:	Map-Parcel Numbers:
Dorothy Jean Piphus et al. 1140 Howard Avenue Nashville, TN 37216	SAME	Map: 70-6 Parcel: 02 FB: 13-DA-43090

This Instrument Was Prepared By:

SMITH & HIRSCH, PLC
3250 Dickerson Pike, Suite 121
Nashville, TN 37207
Telephone: 615.242.5003
Facsimile: 615.244.5031

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Dorothy Jean Piphus
Affiant

JACQUELINE ORR WIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me on this 11th day of November, 2013.

Jacqueline Orr Wiggins
Notary Public

My commission expires: 11/03/2015

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a common law joint tenancy, I DOROTHY JEAN PIPHUS, an unmarried person, by these presents do hereby quitclaim all my interest unto UMEKA FOREMAN, TRUSTEE, her successors and assigns, the following described tract or parcel of land, to wit:

> LAND in Davidson County, Tennessee, being Lot 5B, Zone Lot Division of Lot 5 on the Plan of St. Michaels Square, Section 1, as of record in Book 6900, Page 489, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Dorothy Jean Piphus, an unmarried person, by deed from Michael Shields, an unmarried person, of record in Book 7409, Page 617, Register's Office for Davidson County, Tennessee.
>
> ***This is improved property known as 2728-A Tucker Road. Nashville, Tennessee 37218.***

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

And now, I, the said UMEKA FOREMAN, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby, convey, remise, release and forever quitclaim unto DOROTHY JEAN PIPHUS, CAROLYN FRANCINE PIPHUS and CAROL ELAINE PIPHUS, unmarried persons, as joint tenants in common with right of survivorship, such where upon the death of one of the Grantees herein, their interest shall pass to the remaining Grantee as the survivor of the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 11th day of November, 2013.

Dorothy Jean Piphus
DOROTHY JEAN PIPHUS

Umeka Foreman
UMEKA FOREMAN, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned notary public in and for said County and State the within named DOROTHY JEAN PIPHUS, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument (Quitclaim Deed) for the purposes therein contained.

WITNESS my hand, at office, on this 11th day of November, 2013.

Jacqueline Orr Wiggins
NOTARY PUBLIC

My commission expires: 11/03/2015

JACQUELINE ORR WIGGINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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