ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Stephen Cooper Tippens	{ New Owner	} Map 051-00-0 }
{104 Harrow Court	{	} Parcel 76.00 }
{Nashville, TN 37221	{	} }
{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner		}
{Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished		}
{by the parties hereto without the benefit of a title examination 26 B		}

QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Cheraye Welch (hereinafter referred to as the "Grantor") does hereby quitclaim, bargain and convey to Stephen Cooper Tippens (hereinafter referred to as the "Grantee") all of Grantor's interest in the following described parcel of real estate located in Davidson County, Tennessee.

Lot of land in Briarville, Davidson County, Tenn., said lot on the south side of the public road running through Briarsville from east to west and by the Bapitist Church (colored); containing 5 acres, more or less; and also including herein that lot of land conveyed by the Regal Sons and Daughters of the Templet to me, Beatrice Charis by way of correcting a mistake in former deed ;which correction deed is of record in Book 1711, page 214 of said Register's Office. By this deed I convey to Noah W. Coper all the interest I have in any land in said town of Briarsville, in Davidson County, Tennessee; except my interest in land on the extreme western side of said town which I have heretofore deeded to Jones Chairs, Jr. and his grandmother Mary Polk.

Being the same property conveyed to Noah W. Cooper by Deed from Beatrice Chairs of record in Book 2091, page 507, said Register's Office for Davidson County, Tennessee.

Noah W. Cooper died on October 3, 1957. Upon his death , he devised the above described property by his Last Will and Testament filed in Will Book 70, page 150, Probate Court for Davidson County, Tennessee to his grandchildren, Stephen Cooper Tippens and sister, Mary Michael Tippens Welch. Mary Michael Tippens Welch has since died on October 23, 2007 and her sole heir at law was her granddaughter Cheraye Welch. Her only child Ashnah Welch, preceded her.

This is improved real property commonly known as 617 Cheron Road, Nashville, TN 37115.

Affidavits of Heirship as to the chain of title are being recorded simultaneously with this Deed.

This description is the same as the last deed of record in Book 209, page 507, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170003721 DEEDQC
Recvd: 01/13/17 11:38 2 pgs
Fees:12.00 Taxes:0.00
20170113-0004250

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $0.00.
(
(
(
(Subscribed and sworn to before me
(this 9th day of January, 2017.
(
(
(My Commission Expires: 09/08/2018
(

Affiant

Notary Public

LAURA LOYA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144034969
MY COMMISSION EXPIRES SEPTEMBER 08, 2018

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

IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed this 9th day of January, 2017.

Cheraye Welch

STATE OF Colorado
COUNTY OF Arapahoe

Personally appeared before, the undersigned, a Notary Public in and for said County and State, the within named Cheraye Welch, the bargainor, 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 and official seal at Aurora, Colorado, this 9th day of January, 2017.

Notary Public

My commission expires: 09/08/2018

LAURA LOYA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144034969
MY COMMISSION EXPIRES SEPTEMBER 08, 2018