BILL GARRETT, Davidson County
Trans:T20170043071 DEEDQC
Recvd: 05/22/17 08:55 2 pgs
Fees:12.00 Taxes:0.00

20170522-0050251

THIS DOCUMENT PREPARED BY

Bryan Howard
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $NONE.

Virginia B. Rippee
Affiant

Subscribed and sworn to before me this 18th day of May, 2017.

Bryan Howard
Notary Public

My Commission Expires: _____

BRYAN HOWARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

Address of new owner:	**Send Tax Bills to:**	**Map-Parcel Numbers:**
Doyle R. and Virginia B. Rippee 407 Hyde Park (Abbottsford), Nashville, Tennessee 37215	SAME	Map 116-3, Parcel 43

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that VIRGINIA B. RIPPEE, for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and for the purpose of transferring her entire ownership interest in the subject real property, hereby releases, remises and quitclaims unto BRIAN S. RIPPEE, Trustee of the Stephanie Rippee Trust Agreement dated May 16, 2017, and to his 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' right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A condominium apartment in Davidson County, Tennessee, being Unit No. 244 of Westchase Condominiums, Phase 2, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, page 43, said Register's Office, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to DOYLE R. RIPPEE and wife, VIRGINIA B. RIPPEE, as tenants in common, by Quitclaim Deed from Virginia B. Rippee, of record at Instrument No. 20170522-0050250, in the Register's Office for Davidson County, Tennessee.

This is improved property, known as: 244 Westchase Drive, Nashville, TN 37205.

This property is not the homestead of the Grantor. A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

WITNESS my hand this 18th day of May, 2017.

Virginia B. Rippee
VIRGINIA B. RIPPEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VIRGINIA B. RIPPEE, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 18th day of May, 2017.

Bryan Howard
Notary Public

My Commission Expires:

