BILL GARRETT, Davidson County
Trans:T20170043431 DEEDQC
Recvd: 05/22/17 14:40 2 pgs
Fees:12.00 Taxes:0.00

20170522-0050746

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.

Affiant

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

Notary Public

My Commission Expires: _____

BRYAN HOWARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-08-2021

Address of new owner:

Doyle R. Rippee, Trustee
407 Hyde Park
Nashville, Tennessee 37215

Send Tax Bills to:

SAME

Map-Parcel Numbers:

Map 117-13B, Parcel 19

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that DOYLE R. RIPPEE and wife, VIRGINIA B. RIPPEE, (together "Grantors"), 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 their entire ownership interest in the subject real property, hereby release, remise and quitclaim unto DOYLE R. RIPPEE, Trustee of The Rippee Tennessee Community Property Trust Agreement dated May 18, 2017, as amended from time to time, 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 Grantors' 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:

Map 117-13B, Parcel 10

Being that certain real property in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 407, on the plan of Abbottsford, Phase One, as shown on plat of record in Plat Book 6250, pages 419-421, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Doyle R. Rippee and wife, Virginia B. Rippee, by General Warranty Deed dated October 31, 1994, from June W. Yount and husband, Thomas L. Yount, of record at Book 9508, page 605, in the Register's Office for Davidson County, Tennessee.

This is improved property, known as 407 Hyde Park (Abbottsford), Nashville, Tennessee 37215.

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

WITNESS our hands this 18th day of May, 2017.

DOYLE R. 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, DOYLE R. RIPPEE and wife, VIRGINIA B. RIPPEE, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____

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