Bill Garrett Davidson County
Batch# 58643 DEEDQC
02/13/2018 11:07:27 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180213-0014203

This Instrument Prepared By:
Angus Gillis, Attorney
SCHULMAN, LeROY & BENNETT, P.C.
PO Box 190676
Nashville, TN 37219-0676

QUITCLAIM DEED

ADDRESS OF NEW OWNERS	SEND TAX BILLS TO	MAP-PARCEL NOS.
Cyndie Anne Piper	Cyndie Anne Piper	Map 44-14, Parcel 51
710 Fowler Street	710 Fowler Street	
Old Hickory, TN 37138	Old Hickory, TN 37138	

Stephen D. Piper
2538 Lakeland Drive
Nashville, TN 37214

Tracy Alan Piper
240 Waterford Drive
Bonaire, GA 31005

STATE OF TENNESSEE)
COUNTY OF Davidson)

This transfer is being made by Quitclaim Deed. No consideration is being given for this transfer. Further no tax is due because This Quitclaim Deed is being executed to fulfill a testamentary devise.

Stephen D. Piper

TAYLOR GUTHANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 4, 2021

SWORN TO AND SUBSCRIBED before me this 8 day of January, 2018.

Taylor Guthans
Notary Public

Commission Expires: January 8, 2018

This instrument is made and entered into on this the 11th day of January, 2018 by and between Stephen D. Piper, Grantor and Executor, and Cyndie Anne Piper, Tracy Alan Piper and Stephen D. Piper as Grantees.

This Quitclaim Deed is made for the purpose of executing a testamentary devise contained in the Last Will and Testament of Evangeline Mae O'Brien Piper dated June 23, 1991 and probated in the Probate Court of Davidson County, Tennessee in Case No. 15P958. Evangeline Mae O'Brien Piper died on February 17, 2014.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHEN DOUGLAS PIPER**, in his capacity as the Executor of the Estate of Evangeline Mae O'Brien Piper, does hereby quitclaim and convey unto **CYNDIE ANNE PIPER, TRACY ALAN PIPER AND TO HIMSELF, STEPHEN DOUGLAS PIPER**, as tenants in common the real property which is described as follows:

> Lot No. 95 on the Plan of Section I, Rolling Green Subdivision, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on the plan recorded August 21, 1948 in Book 1424, Page 75, of the Register's Office for Davidson County, Tennessee, fronting 90.00 feet on Fowler Street, and containing 0.49 acres, more or less.
>
> BEING the same property conveyed to Douglas M. Piper and Wife, Evangeline O. Piper by Warranty Deed of record in Deed Book 4166, Page 662, Register's Office for Davidson County, Tennessee. Douglas Moore Piper died on December 4, 2009. Since the property was owned as tenants by the entirety, it became the property of Evangeline O. Piper. Evangeline O. Piper died on February 17, 2014. Her estate is being administered in the Probate Court of Davidson County, Tennessee under Docket No. 15P958.
>
> This is IMPROVED property known as 710 Fowler Street, Old Hickory, Tennessee 37138.

This description is taken from the Warranty Deed of record in Book 4166, Page 662, Register's Office of Davidson County, Tennessee. The preparer of this deed has not performed a title search.

This conveyance is made subject to all matters of record. Further, this conveyance is subject to the provisions in the Last Will and Testament of Evangeline Mae O'Brien Piper, which was probated in the Probate Court of Davidson County, Tennessee under Docket No. 15P958. The Will provides that Cyndie Anne Piper is to have the right to live in the house for as long as she desires during her lifetime. However, upon her death or should Cyndie Anne Piper cease at any time during her lifetime to live in the house, title to the real property will no longer be subject to the right of Cyndie Anne Piper to live in such real property. During such time as Cyndie Anne Piper lives in the real property, she is to be responsible for the payment of all homeowner's insurance, including property insurance (to the maximum insurable interest), ad valorum real property taxes, maintenance expenses to maintain the

property in its present condition, and utility bills that are applicable to the period of time during which she chooses to occupy the real property.

Stephen D. Piper makes no warranty of title of any nature.

In testimony whereof, the Grantor has affirmed his signature on the day and date first above written.

Further, Cyndie Anne Piper, Tracy Alan Piper and Stephen D. Piper have executed this Quitclaim Deed to show their concurrence with the terms set forth herein.

Stephen D. Piper, Executor of the Estate
of Evangeline Mae O'Brien Piper

Stephen D. Piper

Tracy Alan Piper

Cyndie Anne Piper

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Taylor Guthans, a Notary Public, STEPHEN D. PIPER, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Executor of the Estate of Evangeline Mae O'Brien Piper and is authorized to execute this instrument on behalf of the Estate of Evangeline Mae O'Brien Piper.

WITNESS my hand and official seal, at Regions Bank, Tennessee, on this the 8 day of January, 2018

Notary Public

My Commission Expires: January 4, 2021

TAYLOR GUTHANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 4, 2021

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Taylor Guthans, a Notary Public for the said State and county, STEPHEN D. PIPER, 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, at Regions Bank, Tennessee, on this the 8 day of January, 2018.

Taylor Guthans
Notary Public

My Commission Expires: January 4, 2021

TAYLOR GUTHANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 4, 2021

STATE OF GEORGIA)
COUNTY OF Houston)

Personally appeared before me, Tracy Alan Piper, a Notary Public for the said State and county, TRACY ALAN PIPER, 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, at Robins Financial, ~~Tennessee~~ Georgia, on this the 16 day of January, 2018.

Caitlin Colmer
Notary Public

My Commission Expires: 05/18/2021

CAITLIN COLMER
NOTARY PUBLIC
HOUSTON County
State of Georgia
My Commission Expires 5.18.2021

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Ryan Wills, a Notary Public for the said State and county, CYNDIE ANNE PIPER, 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, at Nashville, Tennessee, on this the 5th day of January, 2018.

Notary Public

RYAN WILLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 6, 2018

My Commission Expires: 3-6-18