Karen Y Johnson Davidson County
Batch# 167951 DEEDQC
11/28/2018 12:30:13 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20181128-0116051

This Instrument
Prepared By

Joshua L. Hunter,
Attorney At Law
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew M. Nipper and Leah Nipper, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer all of her interest and conveys unto **The Matt and Leah Nipper Family Trust, Matthew M. Nipper and Leah M. Nipper, Co-Trustees**, hereinafter called the Grantee, its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Donelson Meadows, Section 2, as of record in Book 2133, Pages 100 and 101, Register's Office for said County, described as follows:

Beginning on the Easterly margin of Bermuda Drive, at the corner of Lots Nos. 38 and 39; thence with said Drive, Northwardly 131.45 feet to the corner of Lots Nos. 39 and 40; thence with the line between said two lots, Eastwardly 186.1 feet to the corner of Lots Nos. 40 and 41; thence with the line between Lots Nos. 39 and 41, Southeastwardly 91.3 feet to the Westerly line of Lot No. 32, thence with said line, Southwestwardly 109.7 feet to the corner of Lots Nos. 38 and 39; thence with the line between said two lots, Westwardly 234.2 feet to the beginning.

Being the same property conveyed to Tara Leurs, a married woman by Warranty Deed from Lynda Fox, a widow, recorded October 6, 2016 as Instrument No. 20161006-0106018, in the Register's Office for Davidson County, Tennessee.

Being further conveyed to Matthew M. Nipper and Leah Nipper, husband and wife, by Deed from Tara Leurs, a married woman, dated March 8, 2017, recorded March 10, 2017, and appearing of record in Instrument No. 20170310-0024028, Register's Office for Davidson County, Tennessee.

Being also known as 225 Bermuda Drive Nashville, Tennessee 37214.

IN WITNESS WHEREOF, We have hereunto set out hands on this 8th day of November, 2018.

Matthew M. Nipper

Matthew M. Nipper

Leah Nipper

Leah Nipper

STATE OF ~~TENNESSEE~~ Ohio)
COUNTY OF Clermont)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Mathew M. Nipper and Leah Nipper, with who I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of November, 2018.

Mellisa Anderson

Notary Public

My Commission Expires: March 3, 2020

Mellisa Anderson
Notary Public, State of Ohio
My Commission Expires Mar. 3, 2020

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
The Matt and Leah Nipper Family Trust 225 Bermuda Drive Nashville, TN 37214	New Owner	Davidson County 084-14-0-169.00

STATE OF ~~TENNESSEE~~ Ohio)
COUNTY OF Clermont)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Matthew M Nipper
Affiant owner of trust

Sworn to and subscribed before me 8th day of November, 2018.

Mellisa Anderson
Notary Public

My Commission Expires:

March 3, 2020

NOTARY PUBLIC STATE OF OHIO

Mellisa Anderson
Notary Public, State of Ohio
My Commission Expires Mar. 3, 2020