Karen Y Johnson Davidson County
Batch# 180468 DEEDQC
01/03/2019 03:45:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190103-0000926

QUITCLAIM DEED

~~MAIL RECORDED DEED TO:~~

SHERYL SWOPE-KIPPENBERGER
THOMAS W. KIPPENBERGER
5111 COCHRAN DRIVE
NASHVILLE, TN 37220

OWNER (SEND TAX BILLS TO):

SHERYL SWOPE-KIPPENBERGER
THOMAS W. KIPPENBERGER
5111 COCHRAN DRIVE
NASHVILLE, TN 37220

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, THOMAS W. KIPPENBERGER and SHERYL SWOPE-KIPPENBERGER, who acquired title as SHERYL SWOPE, wife and husband, who took title as unmarried (herein, "Grantor"), whose address is 5111 Cochran Drive, Nashville, TN 37220, hereby bargains, sells, remises, releases, quit claims and conveys to SHERYL SWOPE-KIPPENBERGER and THOMAS W. KIPPENBERGER, wife and husband, as tenants by the entireties (herein, "Grantee"), whose address is 5111 Cochran Drive, Nashville, TN 37220, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 5111 Cochran Drive, Nashville, TN 37220

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 14th day of December, 2018

MAIL TO: RAVENSWOOD TITLE COMPANY, LLC
401 S. LASALLE ST. #1502
CHICAGO, IL 60605

PIN NO: 14713002000

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

THOMAS W. KIPPENBERGER

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, THOMAS W. KIPPENBERGER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of December, 2018.

[Affix Notary Seal]

LAURA R. DIAL STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

My Commission Expires March 19, 2019

SIGNATURE OF NOTARY PUBLIC
My commission expires: March 19, 2019

GRANTOR:

SHERYL SWOPE-KIPPENBERGER
who acquired title as SHERYL SWOPE

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, SHERYL SWOPE-KIPPENBERGER, who acquired title as SHERYL SWOPE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of
the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of December, 2018.

[Affix Notary Seal]

LAURA R. DIAL STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

My Commission Expires March 19, 2019

SIGNATURE OF NOTARY PUBLIC
My commission expires: March 19, 2019

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is 0.00.

Grantee:

Grantee signature: _____
SHERYL SWOPE-KIPPENBERGER

Subscribed and sworn to under oath before me, this 14th day of December, 2018 by SHERYL SWOPE-KIPPENBERGER

[Affix Notary Seal]

LAURA R. DIAL
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

My Commission Expires
March 19, 2019

SIGNATURE OF NOTARY PUBLIC
My commission expires: March 19, 2019

Grantee:

Grantee signature: _____
THOMAS W. KIPPENBERGER

Subscribed and sworn to under oath before me, this 14th day of December, 2018 by THOMAS W. KIPPENBERGER.

[Affix Notary Seal]

LAURA R. DIAL
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

My Commission Expires
March 19, 2019

SIGNATURE OF NOTARY PUBLIC
My commission expires: March 19, 2019

EXHIBIT A

[Legal Description]

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOT NO. 1049 ON THE PLAN OF BRENTWOOD HALL, SECTION 14, AS OF RECORD IN PLAN BOOK 2663, PAGE 129, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE AND FOR A MORE COMPLETE DESCRIPTION THEREOF.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed Book 11021 at Page 916 on July 15, 1998.

PIN NO: 14713002000

STREET ADDRESS:

5111 Cochran Drive, Nashville, TN 37220

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

18-015860 (LB)

True Copy Certification

I, Matt Pierce, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Matt Pierce, Recording Team Leader

STATE OF IL
COUNTY OF Cook

Personally appeared before me, Joan Lowery, a notary public for this county and state, Matt Pierce who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 12/28/22

OFFICIAL SEAL
JOAN LOWERY
NOTARY PUBLIC - STATE OF ILLINOIS
COMMISSION EXPIRES:12/28/22

OFFICIAL SEAL
JOAN LOWERY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/28/22