This Instrument Prepared By:
Matthew A. Ferrara, Esq.
A member of the State Bar of Michigan,
But not licensed to practice law in the State of Tennessee.
Finkel Whitefield Selik
32300 Northwestern Hwy., Suite 200
Farmington Hills, MI 48334-1567

Karen Johnson Davidson County
Batch# 311991 DEEDQC
11/06/2019 08:42:10 AM 3 pgs
Fees: $18.00 Taxes: $0.18
20191106-0114546

QUIT CLAIM DEED

Person or agency responsible For payment of taxes:	Name: Address:	Curtis and Connie Whipple 47865 Hastings, Canton, Michigan 48188

MAP-PARCEL NUMBER: 62-13-79.00

FORM FOR OATH: I/we hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater, is $50.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the
28th Day of October, 2019

Tracey L. Laszlo, Notary Public
State of Michigan, County of Wayne
Acting in Oakland County
My commission expires: 03/14/2024

THIS INDENTURE made and entered into this 28th day of October, 2019 by and between:

CURTIS WHIPPLE and CONNIE WHIPPLE, husband and wife, whose address is 47865 Hastings, Canton, MI 48188

known hereinafter as the First Party (Grantor), and

CURTIS WHIPPPLE and CONNIE M. WHIPPLE, as Trustee, or any Successor Trustee, of the. WHIPPLE LIVING TRUST dated September 24, 2008, as it may be now or hereafter amended, with full power to sell and convey without joinder of beneficiary SUBJECT TO RETAINED LIFE ESTATE, whose address is 47865 Hastings, Canton, MI 48188

Known hereinafter as Second Party (Grantee).

WITNESSETH

That for and in consideration of $50.00 ($50.00) in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged.

The First Party has granted, bargained, sold and conveyed and does hereby grant, bargain, sell and convey unto the Second Party any interest Grantor has or may have in the below described property:

SITUATE and LYING in the **DAVIDSON COUNTY, STATE OF TENNESSEE** and being Lot No. 7 on the Plan of George I. Waddy's River Bluff Subdivision of record in Plat Book 843, Page 101, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

This is improved property known as 1401 Hemlock Avenue, Nashville, Tennessee 37216

SUBJECT TO THE LIFE ESTATE RETAINED HEREIN BY CURTIS WHIPPLE AND CONNIE WHIPPLE FOR THE REST OF THEIR NATURAL LIVES WITH THE REMAINDER VESTING IN THE GRANTEE UPON THE DEATH OF THE GRANTOR.

ALSO SUBJECT to any and all applicable restrictions, easements and building setback lines as are shown in the records of the said Register's Office.

BEING the same property conveyed to CURTIS WHIPPLE and CONNIE WHIPPLE by Warranty Deed of CINDY MARIE SHAW dated February 29, 2012, of record in instrument number 20120305-0018865, in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to CINDY MARIE SHAW by deed from G. LYNN DAVIS of record in instrument number 20101027-0085833, in the Register's Office for Davidson County, Tennessee, dated October 25, 2010.

BEING the same property conveyed to G. LYNN DAVIS by Quitclaim Deed from Vintage Real Estate, LLC, dated 4/5/10 and recorded 4/13/2010 in instrument number 20100413-0027814; and the same property conveyed to Vintage Real Estate, LLC by Warranty Deed from David Cleveland Yarnell and wife, Susie N. Yarnell, dated 12/14/2007 and recorded December 17, 2007 in instrument number 20071217-0144339, Register's Office for Davidson County, Tennessee

Together with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to homestead and dower therein.

Preparer makes no warranties or representations as to the status of the title to the property described herein, other than that the description has been properly prepared from the information provided to the preparer.

IN WITNESS WHEREOF, First Party has hereunto set their hands, this day and year first hereinabove written.

Curtis Whipple

Connie M. Whipple

STATE OF MICHIGAN)
)
COUNTY OF OAKLAND)

Personally appeared before me, **CURTIS WHIPPLE and CONNIE WHIPPLE** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they freely and voluntarily executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 28th day of October, 2019.

Tracey L. Laszlo, Notary Public
State of Michigan, County of Wayne
Acting in Oakland County
My commission expires: 03/14/2024