THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 336740 DEEDQC
12/31/2019 10:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191231-0134920

PREPARER'S DISCLAIMER: The acceptance, use, and recording of this document by parties to the document or the parties' agents shall indicate the parties' acceptance of the following terms and their complete and thorough review and approval of the document as drafted: The document prepared is based on information provided by the parties named therein or by the parties' agents. The service requested of and provided by the Preparer is strictly limited to only the preparation of the document in recordable form. No title examination or other inspection or research was requested by the parties or performed by the Preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the Preparer to the parties or to anyone else. Further, no legal advice, and no tax or accounting or financial advice or service has been requested from or provided by the Preparer regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the document. The parties must rely on the counsel of their own attorneys or other professional advisors regarding any and all such matters, and should not execute or make use of this document unless or until they have done so.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Gregory M. Tipton and Suzanne K. Tipton, Trustees 527 Ardmore Place Franklin, TN 37064	Owner	091-02-0-332.00 & 091-02-0-122.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Gregory M. Tipton and wife, Suzanne K. Tipton**, hereinafter called the Grantors, do hereby Quitclaim and convey unto **Gregory M. Tipton and Suzanne K. Tipton, together as Co-Trustees of The Gregg and Suzanne Tipton Trust, dated February 4, 2000**, hereinafter called the Grantees, their successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

First Tract:

Land in Davidson County, Tennessee, Being **Lot Number 11B**, Zone Lot Division of Lot 11 of the Re—subdivision of Lot 11 on the Plan of Cherokee Park. of record in Plat Book 6200 at page 482, Register's Office for Davidson County, Tennessee. to which reference is hereby made for a more complete description.

Being the same property conveyed to Gregory M. Tipton and wife, Suzanne K. Tipton, by Warranty Deed from William Aaron Fortner and Nicholas Ryan Stone, filed at Instrument No. 20191216-0129047, Davidson County Register of Deeds.

This is improved property known as 6110 A Pennsylvania Ave, Nashville, TN 37209.

Second Tract:

Land in Davidson County, Tennessee, Being **Lot Number 11A**, Zone Lot Division of Lot 11 of the Re—subdivision of Lot 11 on the Plan of Cherokee Park. of record in Plat Book 6200 at page 482, Register's Office for Davidson County, Tennessee. to which reference is hereby made for a more complete description.

Being the same property conveyed to Gregory M. Tipton and wife, Suzanne K. Tipton, by Warranty Deed from William Aaron Fortner and Nicholas Ryan Stone, filed at Instrument No. 20191216-0129051, Davidson County Register of Deeds.

This is improved property known as 6110 B Pennsylvania Ave, Nashville, TN 37209.

Witness our hands, this 31 day of December, 2019:

Gregory M. Tipton

Suzanne K. Tipton

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gregory M. Tipton and Suzanne K. Tipton**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31 **day of December, 2019:**

Notary Public

My Commission Expires: 5/31/22

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31 **day of December, 2019:**

Notary Public

My Commission Expires: 5/31/22

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, do hereby make 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

