PREPARED BY:

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Karen Johnson Davidson County
Batch# 352610 DEEDQC
02/03/2020 02:03:35 PM 2 pgs
Fees: $13.00 Taxes: $555.00
20200203-0012304

QUITCLAIM DEED

Address of New Owner(s)	**Send Tax Bills To:**	**Map and Parcel Numbers**
Roland Bernard Norman 3255 Kings Lane Nashville, TN 37218	Roland Bernard Norman 3255 Kings Lane Nashville, TN 37218	05913000602

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable consideration, by these presents I, **Chandra Norman Lipscomb**, do hereby quitclaim and convey unto **Roland Bernard Norman**, his successors and assigns, all my right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

A tract of land in the 13th Civil District of said County and State, being a part of the Treppard Tract, J. R. Coarsey, Trustee, and described as follows:

Beginning at an iron pin in the southerly R. O. W. line of Kings Lane said pin being 340 feet from the northwest corner of the Treppard Tract, and running north 79° 00' east along said southerly R. O. W. line of Kings Lane 200 feet to an iron pin; thence, south 11° 00' east, 590 feet to an iron pin; thence, south 79° 00' west 200' to an iron pin; thence, north 11° 00' west 590 feet to the point of beginning, containing 2.71 acres, more or less.

Being the same real property conveyed to Roland Norman and wife, Naomi L. Norman of record in Book 4202, page 591, Register's Office for said County.

Roland Norman, predeceased Naomi L. Norman while still married to Naomi L. Norman. Naomi L. Norman died on February 5, 2017 and left a Will dated January 24, 1992 which was admitted for probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, No: 17P849. Naomi L. Norman and Naomi Lloyd Norman are one and the same person. Naomi L. Norman was survived by two children, Roland Bernard Norman and Chandra Norman Lipscomb. The Last Will and Testament of Naomi Lloyd Norman conveyed one-half of her entire estate, including the real property at 3255 Kings Lane, Nashville, Tennessee 37218, to Chandra Norman Lipscomb in fee simple and the remaining one-half to Chandra Norman Lipscomb, IN TRUST, for the benefit of Roland Bernard Norman. Chandra Norman Lipscomb conveys her one-half interest in the property at 3255 Kings Lane, Nashville, Tennessee 37218 pursuant to an Agreed Order entered in Case No: 17P849 and 18P1237 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, on January 17, 2020.

This conveyance is made subject to restrictive covenants of record in Book 3571, page 430, Register's Office for said County.

This is improved property known as 3255 Kings Lane, Nashville, TN 37218, which was referenced in a prior deed as 3501 Kings Lane, Nashville, TN 37218.

This instrument was prepared based solely upon information supplied by the parties, no record search having been conducted to verify the property description or to determine ownership or status of title.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including the equitable and statutory rights of redemption.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 29th day of January, 2020.

Chandra Norman Lipscomb

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Susan Long Oliver, a Notary Public in and for said County and State, the within named, **Chandra Norman Lipscomb**, the Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of January, 2020.

Susan Long Oliver

Notary Public

My Commission Expires: 3-8-22

SUSAN LONG OLIVER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is **$150,000**.

Chandra Lipscomb

Affiant

Sworn to and subscribed before me, this the 29th day of January, 2020.

Susan Long Oliver

Notary Public

My Commission Expires: 3-8-22

SUSAN LONG OLIVER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON