Prepared by:

Jami K. Averwater
Attorney-at-law
2018 Medical Center Parkway Suite B
PMB #125
Murfreesboro, TN 37129

Please return to:
Elizabeth Lipa
2935 Walnut Crest Drive
Antioch, TN 37013United States

Karen Johnson Davidson County
Batch# 398317 DEEDQC
05/11/2020 01:19:03 PM 1 pg
Fees: $12.00 Taxes: $0.00

20200511-0048777

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 4th day of May, 2020.

Notary Public
My commission expires

AMY K FRYE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-20-2020

Address of New Owner:
Elizabeth Lipa
2935 Walnut Crest Drive
Antioch, Tennessee 37013

Send Tax Bills to:
the same

150-09-0-052.00

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **Walnut Crest, LLC**, hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto **Elizabeth Lipa** hereinafter the Grantee(s), all the right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Section One, Forest View Park of record in Plat Book 3700, Page 109, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 158 fronts 71.62 feet on the Southwesterly margin of Walnut Crest Drive and runs back 194.33 feet on the Northwesterly side and 193.33 feet on the Southeasterly side to a dead line in the rear measuring 114.09 feet thereon.

Being the same property conveyed to Walnut Crest, LLC from Helen R. Thomas, unmarried, by Warranty Deed of record in instrument number 201911070115254 in the Register's Office for Davidson County, Tennessee, dated October 11, 2019 and recorded on November 7, 2019.

This property is improved property known as 2935 Walnut Crest Drive Antioch, Tennessee 37013.

Witness my hand this 4th day of May, 2020.

Walnut Crest, LLC, a Tennessee Limited Liability Company
By Elizabeth Lipa, Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 04 day of May, 2020.

Notary

JAMI K. AVERWATER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
01-03-2022
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.