Karen Johnson Davidson County
Batch# 442791 DEEDQC
07/23/2020 12:15:27 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200723-0081147

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd Ste. 130** **Nashville, TN 37215** **File 200627699**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 17th day of July, 2020. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

QUITCLAIM DEED

Address New Owner: John Duke Lippincott and Emily Lippincott 1331 Stainback Avenue Nashville, TN 37207	Send Tax Bills To: New Owner	Tax Information: 071 15 0 224.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **John Duke Lippincott,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **John Duke Lippincott and Emily Lippincott, husband and wife,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 84 and 85, on the Map of the Highland Land Co's Subdivision, of record in Book 421, Page 14, Register's Office for Davidson County, Tennessee, said Lot Nos. 84 and 85 front 25 feet each on the Easterly side of Stainback Avenue, and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to John Duke Lippincott, by Warranty Deed from Felipe Mandujano, unmarried, of record in Instrument No. 20140627-0056544, in the Register's Office of Davidson County, Tennessee, dated June 19, 2014 and recorded on June 27, 2014.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2020 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17 day of July, 2020.

John Duke Lippincott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named John Duke Lippincott, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17 day of July, 2020.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022