Karen Johnson Davidson County
Batch# 448981 DEEDQC
08/03/2020 12:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200803-0085327

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Donna G. Pipkin, Trustees of the Pipkin Revocable Living Trust dated 4/16/2018 4816 Humber Drive Nashville, Tennessee 37211	Mortgage Investors Group 8320 East Walker Springs Ln #200 Knoxville, TN 37923	147-04-0-045.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Donna G. Pipkin, an unmarried woman,** by these presents does hereby quitclaim and convey unto **Donna G. Pipkin, Trustee of the Pipkin Revocable Living Trust dated 4/16/2018,** their heirs, successors and assigns, their rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Section Two, Beverly Heights of record in Plat Book 2331, Page 42, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elizabeth Elaine Ross by Warranty deed from Jonathan E. Haag and wife, Kathleen A. Haag of record in Instrument No. 20140505-0037942 Register's Office for Davidson County, Tennessee, dated May 02, 2014 and recorded on May 05, 2014.

Being the same property conveyed to Donna G. Pipkin, an unmarried woman, by Warranty deed from Elizabeth Elaine Ross, an unmarried woman of record in Instrument No. 20020617-0063257 Register's Office for Davidson County, Tennessee, dated June 5, 2020 and recorded on June 17, 2020.

Being also known as 4816 Humber Drive, Nashville, Tennessee 37211

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 31st day of July 2020.

Affiant

My commission expires: 3/6/24
(Affix Seal)

Notary Public

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires
March 06, 2024

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 31 day of July, 2020.

Donna G. Pipkin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Donna G. Pipkin,** 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 foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 31st day of July 2020.

Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

202008030085327

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022