QUITCLAIM DEED

Karen Johnson
Batch# 496651
10/15/2020 03:01:54 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20201015-0120220

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF OCT, 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

B-FH-20-824

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FCLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elizabeth A. Tippens and Michael S. Tippens	SAME AS ABOVE	
(NAME)	(NAME)	**084-05-0-075.00**
824 Beth Drive,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELIZABETH A. TIPPENS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH A. TIPPENS AND MICHAEL S. TIPPENS, WIFE AND HUSBAND** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of First Amendment Cumberland Meadows Section Two, as show by plat record in Instrument No. 200503170029532 and Amended in 200505250059134, 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 A. Tippens by Quitclaim deed from Elizabeth A. Rexroat now Known as Elizabeth A. Tippens of record in Instrument No. 20150310-0020448 Register's Office for Davidson County, Tennessee, dated March 4, 2015 and recorded on March 10, 2015.

Being the same property conveyed to Elizabeth A. Rexroat, unmarried by Warranty deed from Robert M. Tiger, III of record in Instrument No. 20130205-0011729 Register's Office for Davidson County, Tennessee, dated January 30, 2013 and recorded on February 05, 2013.

Being also known as 824 Beth Drive Nashville, Tennessee 37206.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **824 Beth Drive, Nashville, Tennessee 37206**.

Witness my/our hand(s) this the 6 day of Oct., 2020

Elizabeth A. Tippens

Elizabeth A. Tippens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Elizabeth A. Tippens, a Notary Public in and for said County and State, Davidson County, Tennessee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212