Karen Johnson Davidson County
Batch# 510830 DEEDQC
11/09/2020 10:36:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201109-0131167

QUITCLAIM DEED

MAIL RECORDED DEED TO:

NOEL PIPKIN
LYNDZAY PIPKIN
508 RIVERWOOD CIRCLE
NASHVILLE, TN 37216

OWNER (SEND TAX BILLS TO):

NOEL PIPKIN
LYNDZAY PIPKIN
508 RIVERWOOD CIRCLE
NASHVILLE, TN 37216

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, NOEL PIPKIN, a married man who acquired title as a single man, joined by his spouse, LYNDZAY PIPKIN (herein, "Grantor"), whose address is 508 Riverwood Circle, Nashville, TN 37216, hereby bargains, sells, remises, releases, quit claims and conveys to NOEL PIPKIN and LYNDZAY PIPKIN, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 508 Riverwood Circle, Nashville, TN 37216, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 508 Riverwood Circle, Nashville, TN 37216

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

WITNESS my hand and seal this 15 day of Oct., 2020

PIN NO: 073 05 0 068.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

Noel Pipkin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Noel Pipkin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of Oct., 2020.

[Affix Notary Seal]

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3.23.2021

GRANTOR:

Lyndzay Pipkin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Lyndzay Pipkin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of Oct., 2020.

[Affix Notary Seal]

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3.23.2021

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is 10.00.

Grantee:

Grantee signature: _____
Noel Pipkin

Subscribed and sworn to under oath before me, this 15 day of Oct., 2020 by Noel Pipkin.

[Affix Notary Seal]

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3.23.2021

Grantee:

Grantee signature: _____
Lyndzay Pipkin

Subscribed and sworn to under oath before me, this 15 day of Oct., 2020 by Lyndzay Pipkin.

[Affix Notary Seal]

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3.23.2021

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF ADDITION NO. 2 TO RIVERWOOD HEIGHTS SUBDIVISION OF RECORD IN PLAT BOOK 1835, PAGE 74, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20160210-0012962 on February 10, 2016.

PIN NO: 073 05 0 068.00

STREET ADDRESS:

508 Riverwood Circle, Nashville, TN 37216

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

20-039935 (SB)

True Copy Certification

I, **Perre M. Cabell**, 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 **Mississippi**

County of **Hancock**

Personally appeared before me, **Neisha L. Schwartz**, a notary public for this county and state, **Perre M. Cabell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Neisha L. Schwartz
Notary's Signature

My Commission Expires: 12/2/2022
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 126157
NEISHA L. SCHWARTZ
Commission Expires
Dec. 2, 2022
HANCOCK COUNTY