Karen Johnson Davidson County
Batch# 558709 DEEDQC
01/22/2021 08:31:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210122-0009481

THIS INSTRUMENT PREPARED BY: **Jordan T. Puryear** **Burr & Forman LLP** **222 Second Avenue South, Suite 2000** **Nashville, TN 37201**	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 21 day of January, 2021. Notary Public My Commission Expires: 3-8-2021

NANCY JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR 8, 2021

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map-Parcel Number(s):
Andrea Allison Flippen and Murphree Shaw Flippen, Jr. As Trustees of The Flippen Family Trust 2704 Acklen Avenue, Apt. A Nashville, Tennessee 37212	New Owner	118-1-Q-211.00CO

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ANDREA ALLISON FLIPPEN and MURPHREE SHAW FLIPPEN, JR., as personal representatives of THE ESTATE OF EARLYNE SMITH ALLISON** (collectively, the "Grantor"), has bargained and sold, and do hereby transfer and convey unto **ANDREA ALLISON FLIPPEN and MURPHREE SHAW FLIPPEN, JR., as trustees of THE FLIPPEN FAMILY TRUST (2007), dated December 26, 2007** (the "Grantee"), Grantee's successors and assigns, the following described tracts or parcels of land located in Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Land").

The Land is improved property located at 1205 Paris Avenue #211, Nashville, Tennessee 37212. The address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control.

The Land is conveyed subject to such limitations, restrictions and encumbrances as may affect the Land.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective for all purposes as of the 15 day of January, 2021.

GRANTOR:

THE ESTATE OF EARLYNE SMITH ALLISON

By: Andrea Allison Flippen
Andrea Allison Flippen,
As Personal Representative

X By: Murphree Shaw Flippen Jr.
Murphree Shaw Flippen, Jr.,
As Personal Representative

STATE OF ALABAMA)
COUNTY OF LAUDERDALE)

Before me, a notary public of the state and county aforementioned, personally appeared ANDREA ALLISON FLIPPEN., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Personal Representative of the Estate of Earlyne Smith Allison, the within named bargainor, and that such person acting as Personal Representative executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Estate of Earlyne Smith Allison as a Personal Representative thereof.

Witness my hand and seal, at office, this 20th day of January, 2021.

Taylor B. Talcott
Notary Public

My Commission Expires: 09-09-2023

TAYLOR B. TALCOTT NOTARY PUBLIC ALABAMA STATE AT LARGE My Comm. Expires Sept. 9, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a notary public of the state and county aforementioned, personally appeared MURPHREE SHAW FLIPPEN, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Personal Representative of the Estate of Earlyne Smith Allison, the within named bargainor, and that such person acting as Personal Representative executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Estate of Earlyne Smith Allison as a Personal Representative thereof.

Witness my hand and seal, at office, this 15 day of January, 2021.

X Tammie Albert
Notary Public

My Commission Expires: 11/8/2022

TAMMIE ALBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

EXHIBIT A

Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 211, 12TH AVENUE RESIDENTIAL CONDOMINIUM , AS SHOWN ON DECLARATION OF RECORD IN INSTRUMENT NO. 20110324-0022881, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING PART OF THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM CHARLES JOE AND WIFE, HEE-MEE Y. JOE TO 12TH & PARIS, LLC, A TENNESSEE LIABILITY COMPANY AS RECORDED ON THE 31ST DAY OF JULY, 2008 IN INSTRUMENT NO. 20080731-0078490 AND PART OF THE SPECIAL WARRANTY DEED FROM CHARLES JOE AND WIFE, HEE-MEE Y. JOE TO 12TH & PARIS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 31ST DAY OF JULY, 2008 IN INSTRUMENT NO. 20080731-0078489, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM 12TH & PARIS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY TO EARLYNE SMITH ALLISON AS RECORDED ON THE 9TH DAY OF JANUARY 2012 IN INSTRUMENT NO. 20120109-0002085, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EARLYNE SMITH ALLISON DIED UNMARRIED ON MAY 8, 2020. BY ORDER OF THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, IN DOCKET NO. 20P-759, OF RECORD IN INSTRUMENT NO. 20200702-0072068, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE LAST WILL AND TESTAMENT OF EARLYNE SMITH ALLISON WAS DULY ADMITTED TO PROBATE FOR MUNIMENT OF TITLE. FURTHER REFERENCE IS HEREBY MADE TO THE LAST WILL AND TESTAMENT OF EARLYNE SMITH ALLISON , OF RECORD IN INSTRUMENT NO. 20200702-0072069, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Kristie Putman, 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.

Kristie Putman

Signature

State of Tennessee

County of Davidson

Personally appeared before me, KAREN HILLEBRAND a notary public for this county and state, Kristie Putman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Karen Hillebrand

Notary's Signature

My Commission Expires: 1/3/22

Notary' Seal (if on paper)

