Karen Johnson Davidson County
Batch# 570787 DEEDQC
02/09/2021 09:57:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210209-0018306

QUIT CLAIM DEED

FROM: Jeanine O. Lipscomb

TO: Ronald L. Lipscomb

This instrument was prepared by:
Holly Ruskin, Esq.
1308 Rosa L Parks Boulevard
Nashville, Tennessee 37208

ADDRESS NEW OWNER:
P.O. Box 281523
Nashville, Tennessee 37228

SEND TAX BILLS TO:
Same

MAP-PARCEL NO.:
Map: 71-1 Parcel: 28

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quit Claim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in that certain case styled Jeanine Carver-Lipscomb v. Ronald Lipscomb, Circuit Court for Davidson County, Tennessee, and that there was no consideration given for the transfer.

Ronald Lipscomb
Ronald Lipscomb, Grantee

Sworn to and subscribed before me
this the 27 day of January, 2021.

MARIE HAWKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Marie Hawkins
NOTARY PUBLIC

My Commission Expires: 7-5-2021

This transaction is exempt from tax pursuant to T.C.A. § 67-4-409(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case in the Circuit Court for Davidson County, Tennessee, Jeanine O. Lipscomb has bargained and sold, and by these presents does transfer, quitclaim and convey unto the said Ronald L. Lipscomb, his heirs, successors and assigns, all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Map 7-1-28, Tax parcel No. 13DA-22480 and being Lot. No. 10, on the unrecorded plan, being more particularly described as follows:

Beginning at a point in the southerly margin of Yokley Drive, said point being 299 fee west of the intersection of Yokley Drive and Old Matthews Road, and said point being the common corner of Lots 10 and 11: thence 50 feet west along said margin of Yokley Road to a Point: thence between parallel lines measuring 150 feet on each side to a dead line in the rear which measure 50 fee.

Being part of the same property conveyed to Henry Vaden and Wife, Willie Mae Vaden by deed from Hardin Yokley and Wife, Viola Yokley of record in Book T759, page 538, Register's Office for Davidson County. Tennessee

This property is commonly known as 514 Yokley Road Nashville, TN 37207.

WITNESS my hand, this 15th day of January, 2020.

Jeanine O. Lipscomb, Grantor

MARISSA L. KEEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for Davidson County, Tennessee, the within named Jeanine O. Lipscomb, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, on this the 21 day of January, 2020.

Marissa L Keen
NOTARY PUBLIC

My Commission Expires: 5/9/23

DISCLAIMER

This instrument was prepared from information supplied by the parties. No title examination or settlement has been performed. Preparer of this document makes no warranties as to title on the property herein conveyed. This Quitclaim Deed was prepared from information furnished to the preparer and preparer makes no warranties as to the accuracy of information furnished.

CURRENT SOURCE OF TITLE

BOOK 11498, PAGE 83 AND INSTRUMENT# 20110414002882 9, RODC