This instrument prepared was prepared by:
Denty Cheatham, Attorney
Cheatham, Palermo & Garrett
43 Music Square West
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 594644 DEEDQC
03/18/2021 10:14:56 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210318-0035923

Map-Parcel Number
Map 104-16-0
Parcel 37

Address New Owner:
Marvyn Helen Tipps
1708 Gale Lane
Nashville, TN 37212

Send Tax Bills To:
New Owner

QUITCLAIM DEED

For and in consideration of One Dollar, cash in hand paid, the receipt of which is hereby acknowledged, I, Marvyn Helen Tipps, as President, sole owner, and chief officer of Marvyn Enterprises, Inc., do hereby quitclaim and convey all of the right, title, and interest of the said Marvyn Enterprises, Inc. in and to the following described real property in Davidson County, Tennessee, to Marvyn Helen Tipps, an unmarried person:

BEING Lot No. 18 on the Plan of Lenox Place, of record in Book No. 161, Page 171, Register's Office for Davidson County, Tennessee.

SAID Lot No. 18 fronts 50 feet on the easterly side of 18th Avenue South (formerly Baxter Avenue) and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed by Marvyn Helen Tipps to Marvyn Enterprises, Inc. by deed dated July 16, 2007, of record in Book 20070718, page 0085454, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 2202 18th Ave. South

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 17th day of March, 2021.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is No Dollars ($0.00).

Affiant

Subscribed and sworn to before me, this 17th day of March, 2021.

DENTY CHEATHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: November 8, 2022

MARVYN ENTERPRISES, INC.

By Marvyn Helen Tipps
Marvyn Helen Tipps, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a notary public for the state and county mentioned, personally appeared Marvyn Helen Tipps, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the president of the within named bargainor, a corporation, and that as such president, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, this 17th day of March, 2021.

CHEATHAM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC

My Comm. Expires: November 8, 2022