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

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

Karen Johnson Davidson County
Batch# 594644 DEEDQC
03/18/2021 10:14:56 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210318-0035924

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 love and affection, and no monetary consideration, I, Marvyn Helen Tipps, do hereby quitclaim and convey all my right, title, and interest in and to the following described property to my son, Peter Christopher Bacigalupo, except that I retain an estate in such property for the remainder of my life:

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, as President of Marvyn Enterprises, Inc., to Marvyn Helen Tipps, an unmarried person, by deed dated 3/17/21, of record in Book *, page _____, in the Register's Office of Davidson County, Tennessee. * 20210318-0035923

This is improved property known as 2302 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.

Marvyn Helen Tipps

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marvyn Helen Tipps, with whom I am personally acquainted, and who acknowledged tht she executed the within instrument for the purpose therein contained.

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

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

Denty Cheatham
NOTARY PUBLIC

My Comm. Expires: November 8, 2022

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.

Denty Cheatham
Notary Public

My commission expires: November 8, 2022