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

Map-Parcel Number
Map 117-8
Parcel 37

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



20210318-0035926

Address New Owner:
Marvyn H. 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 of my right, title, and interest in and to the following described real property to my daughter, Mary Elizabeth Bacigalupo, except that I retain an estate in such property for the remainder of my life:

> LAND in Davidson County, Tennessee, being parts of Lots 10, 11, 12, 13, and 14, on the Plan of the Resubdivision of certain lots in Belmont Terrace Annex No. 1, as of record in Book 547, Page 99, said Register's Office, described according to a survey made by Hickerson-Miller Engineers Surveyor, March 14, 1958, and by a survey made by John B. Kohl, dated September 16, 1977, as follows:
>
> BEGINNING on the northeasterly margin of Gale Lane at the southeast corner of the property conveyed to T.J. Burke and wife, by deed from J.C. Schutt and wife, in Book 1169, Page 157, said Register's Office, said point being 250 feet southeast of the northeasterly corner of Gale Lane and Brightwood Avenue; thence with the northeasterly margin of said Gale Lane, southeastwardly 100 feet to an iron pin; thence North 41 degrees 15' East 107.2 feet to an iron pin; thence North 27 degrees 15' East 113.5 feet to an iron pin in the southerly line of the property conveyed to Clara H. Robinson, by deed in Book 2042, page 473, said Register's Office; thence with said Robinson's southerly line North 61 degrees 45' West 40 feet to an iron pin in a fence line; thence South 27 degrees 15' West 93.2 feet along the northwesterly line of Lot No. 13; thence with said line, North 48 degrees 30' West 45 feet to an iron pin; thence South 46 degrees 45' West 112 feet, more or less, to the beginning.
> Being the same property conveyed by Marvyn H. Tipps, Trustee, and her successors in trust, of the MARVYN H. TIPPS REVOCABLE LIVING TRUST, its successors and assigns, to Marvyn H. Tipps, an unmarried person, by quitclaim deed dated 20210318-0035925 of record in the Register's Office of Davidson County,

Tennessee at Book _____, page _____, in said Register's Office.

This is improved property known as 1708 Gale Lane, Nashville, Tennessee 37212.

This is the same legal description as used in the prior deed of conveyance.

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

MARVYN HELEN TIPPS,
Trustee of the MARVYN HELEN TIPPS
REVOCABLE TRUST

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 that she executed the within instrument for the purpose therein contained.

Witness my hand, at Nashville, Tennessee, this 17th day of March, 2021

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

Dusty Cheatham

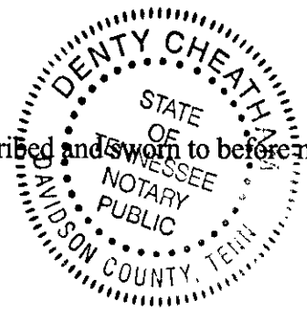
NOTARY PUBLIC

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.

Notary Public

My commission expires: November 8, 2022