Karen Johnson Davidson County
Batch# 611200 DEEDQC
04/09/2021 09:43:23 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210409-0047322

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY
The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930
This deed was prepared without the benefit of a title examination and therefore the preparer makes no certification as to the validity of the title therein.

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
1240 Mary Helen Drive Nashville, TN 37220	SAME	MAP/PARCEL 145 10 0 078.00

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

Lynwood D. Ingham Jr. and Lisa Ernst, husband and wife,

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Lynwood Darryl Ingham, Jr. and Lisa Ernst, as Co-Trustees of the Lynwood Darryl Ingham, Jr. and Lisa Ernst Tennessee TBE Trust Dated March 19, 2021,

a Tennessee Tenancy By the Entirety Trust created pursuant to Tennessee Code Annotated § 35-15-510,

HEREINAFTER called the GRANTEES, all right, title, and interest to a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 12 on the Plan of Section 2, Brigid Ann Heights, of record in Book 4660, Page 149, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 185.01 feet on the northerly. margin of Mary Helen Drive and extends back 261.05 feet on the easterly line and 372,19 feet on the westerly line to a broken line in the rear, measuring 245.8 feet thereon.

Being the same property conveyed to Lynwood D. Ingham Jr. and Lisa Ernst, husband and wife by quitclaim deed dated January 14, 2008 from Lynwood Ingham and wife Lisa Ernst, of record in Instrument No. 20080129-0009153, Register's Office for Davidson County, Tennessee.

Note: Lynwood D. Ingham and Lynwood Darryl Ingham Jr. are one and the same person.

This is improved property known as 1240 Mary Helen Drive, Nashville, Tennessee, 37220.

WITNESS OUR HANDS this the 19th day of March, 2021.

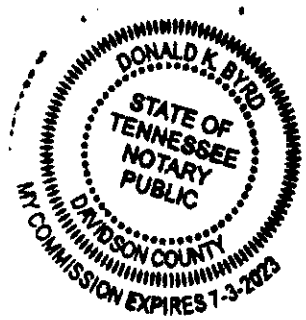
Lynwood D. Ingham Jr.

Lisa Ernst

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, **Lynwood D. Ingham Jr. and Lisa Ernst,** with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 19th day of March, 2021.



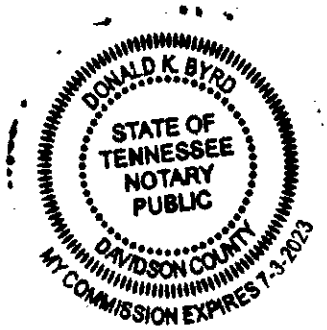
NOTARY PUBLIC
My Commission Expires: 7-3-23

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 19th day of March, 2021.



NOTARY PUBLIC
My Commission Expires: 7-3-23