THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

NEW OWNER'S ADDRESS
Frank Reid Shippen & Stephanie King Shippen
LLC
PO Box 23108
Nashville, TN 37202

MAP: 118010
PARCEL: 37100

SEND TAX BILLS TO:
PennyMac Loan Services,

PO Box 660929
Dallas, TX 37266-0929

Karen Johnson Davidson County
Batch# 612176 DEEDQC
04/12/2021 10:19:48 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210412-0047999

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration for this transfer being to an individual in which the Grantor is both the Grantor and the Beneficiary, we, Frank Reid Shippen and Stephanie King Shippen, Trustees of The Shippen Revocable Living Trust, dated October 23, 2014, Grantors, by these presents do hereby quitclaim and convey unto Frank Reid Shippen and Stephanie King Shippen, husband and wife, Grantee, their successors and assigns all of our interest in the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the map of W.D. Gale's Kirkwood Addition, as of record in Book 332, Page 76, Register's Office for said Davidson County. Said Lot 12 fronts 50 feet each on the South side of Knox Avenue and runs back between parallel lines, 175 feet to an alley.

INCLUDED IN THIS DESCRIPTION, BUT EXCLUDED FROM THE CONVEYANCE is that portion of the above described property identified as Lot No. 13 on the Map of W.D. Gale's Kirkwood Addition, as of record in Book 332, Page 76, Register's Office of Davidson County, Tennessee, which was previously conveyed in Instrument Number 20121221-0117948, said Register's Office.

Being the same property conveyed to Frank Reid Shippen and Stephanie King Shippen, Trustees for the Shippen Revocable Living Trust, dated October 23, 2014 by Quitclaim Deed dated 10/1/2020 from Frank Reid Shippen and wife, Stephanie King Shippen of record in Instrument No. 20201105-0129607 and Frank Reid Shippen and wife, Stephanie King Shippen by Quitclaim Deed dated 3/12/15 from Frank Reid Shippen and Stephanie King Shippen, Trustees for the Shippen Revocable Living Trust, dated October 23, 2014 of record in Instrument No. 20150316-0022404 and part of the same property by Warranty Deed dated 10/30/14 from Frank Reid Shippen and wife, Stephanie King Shippen of record in Instrument No. 20141114-0105095, and by Warranty Deed dated 3/26/99 from Frederick W. Von Colln and wife, Toni P. Von Colln and Heidi Hyatt, unmarried

and Lynne L. Robertson, unmarried of record in Book 11414, Page 506, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 913 Knox Avenue, Nashville, TN 37204.

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

IN WITNESS WHEREOF we have hereunto set our hands on the 9th day of April, 2021.

Frank Reid Shippen, trustee

Stephanie King Shippen, trustee

ROXANNE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Frank Reid Shippen and Stephanie King Shippen, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of April, 2021.

Roxanne Smith

My Commission Expires: 09/07/2021

Notary Public

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant, trustee

Sworn and subscribed before me, this the 9th day of April, 2021.

Roxanne Smith

My Commission Expires: 09/07/2021

Notary Public

ROXANNE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY