Karen Johnson Davidson County
Batch# 640309 DEEDQC
05/19/2021 03:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210519-0068201

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
R. Houston Akin, Attorney
P.O. Box 60711
Nashville, Tennessee 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Elizabeth MK Sullivan & Bryan E. Pieper 1308 Lenore Street Nashville, TN 37206	SAME	094-01-0-252

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 15 day of May, 2021, between **Elizabeth MK Sullivan,** a resident of Davidson County, Tennessee ("Grantor"), and **Elizabeth MK Sullivan and Bryan E. Pieper, wife and husband,** residents of Davidson County, Tennessee (collectively "Grantee"),

WITNESETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

LAND in Davidson County. Tennessee, being Lot No. 67 on a Revision of a part of Section One, Revised, Shelby Heights Subdivision of record in Plat Book 2854, Page 69, in the Register's Office for Davidson County, Tennessee. Said Lot No. 67 begins at a point in the Southerly margin of Lenore Street, the common front corner of Lots 67 and 68; thence it extends Southwardly 104.3 feet to the common rear corner of Lots 67 and 68; thence Westwardly 71.52 feet to an iron pin in the easterly margin of an alley; thence with said margin Northwardly 92.24 feet to a concrete monument which marks the beginning of a curve with a radius of 15.67 feet: thence with said curve to the North. then to the East 24.02 feet to a concrete monument in the Southerly margin of Lenore Street; thence with said margin, Eastwardly 40.51 feet to the beginning.

BEING the same property conveyed to Elizabeth MK Sullivan, a single woman by Warranty Deed dated November 16, 2018 from Lauren L. Shipman a.k.a. Lauren L. Dorrance and husband David George Dorrance, in Instrument Number 20181121-0114707, in the Official Records of Davidson County, Tennessee.

This is improved property known as **1308 Lenore Street, Nashville, Tennessee 37206**

This conveyance is hereby made with the express intention of creating a tenancy by the entirety, vested in the Grantees.

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

_____(L.S.)
Elizabeth MK Sullivan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Elizabeth MK Sullivan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 15th day of May, 2021.

Teresa Morgan
Notary Public
My Commission Expires: 7/3/2023

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$ 0.00**.

Teresa Morgan
Affiant

Subscribed and sworn to before me this 15 day of May, 2021.

_____
Notary Public
My commission expires: 9/6/22

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, Teresa Morgan do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Teresa Morgan 5/19/21

Signature/Date

State of Tennessee

County of Davidson

Personally appeared before me, R. Houston Akin, a notary public for this county and state, Teresa Morgan who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/6/22

Notary's Seal:

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON