THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd Suite 130
Nashville, TN 37215

CRT FILE: 210434608

Karen Johnson Davidson County
Batch# 654719 DEEDQC
06/11/2021 10:32:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210611-0078862

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Madelin Cost
Affiant

Subscribed and sworn to before me, this 10th day of June, 2021.

Notary Public

My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Roger Higgins and Ann M. Shipp 2000 Blair Blvd Nashville, TN 37212	New Owner	116 04 0 007.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Roger Higgins and Ann M. Shipp, both unmarried,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Roger Higgins and Ann M. Shipp, both unmarried as joint tenants with rights of survivorship,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3, on the Map of Kimpalong Place, in the Harding Road Section, a plan of which is recorded in Plat Book No. 547, Page 18, Register's Office for said County.

Said Lot No. 3 Fronts 150 feet on the North side of Woodlawn Avenue and extends back between parallel Lines 250 feet to a dead Line, on which it measures 150 feet.

Being the same property conveyed to Roger Higgins and Ann M. Shipp, husband and wife, by Warranty Deed from Ellen C. Lawson, Trustee of the Ellen C. Lawson Revocable Living Trust, dated February 16, 2017of record in Instrument No. 20210524-0069912, in the Register's Office of Davidson County, Tennessee, dated May 17th, 2021 and recorded on May 24th, 2021. Roger Higgins and Ann M. Shipp erroneously referred to as husband and wife in prior conveyance.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of June 2021.

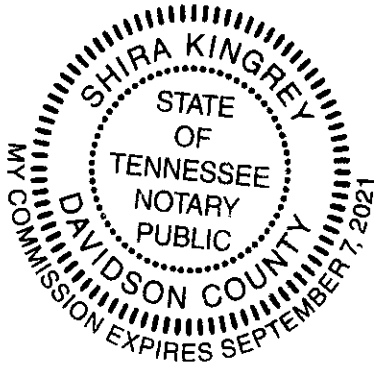
Roger Higgins

Ann M. Shipp

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Roger Higgins and Ann M. Shipp**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2nd day of June 2021.



Notary Public
My Commission Expires: _____