Karen Johnson Davidson County
Batch# 887872 DEEDQC
07/12/2022 01:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220712-0080150

Name and Address of New Owner:
Christopher S. Pipkin
3956 Pepperwood Drive
Antioch, TN. 37013

Send Tax Bills To:
Residential Wholesale Mortgage, Inc.
11234 El Camino Real
San Diego, CA. 92130

This Instrument Prepared By:

Cornerstone Title of Tennessee, LLC
1602 West Northfield Blvd., Suite 2
Murfreesboro, TN 37129

Map & Parcel No: 165 13A 115.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Katie V. Pipkin, an unmarried woman,** "the Grantor," convey and quitclaim unto **Christopher S. Pipkin, an unmarried man,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Being Lot No. 473, on the Plan of Section Ten, Peppertree Forest, a Planned Unit Development of record in Plat Book 7900, page 938, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Christopher S. Pipkin and Katie V. Pipkin, husband and wife, by Warranty Deed from Trustee Inc, as Trustee for the Dale Family Land Trust of record in Instrument No. 20190227-0017699, Register's Office for Davidson County, Tennessee dated February 19, 2019 and recorded on February 27, 2019.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

This is improved property known as: 3956 Pepperwood Dr. Antioch, TN. 37013

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 30th day of June, 2022.

Katie V. Pipkin

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 30th day of June, 2022, before me personally appeared **Katie V. Pipkin**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of June, 2022.

Notary Signature
My commission expires:

LYNDA LEE DAVENPORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$10.00~~, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 1st day of July 2022.

Notary Signature
My commission expires: 11/22/2025

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFTER RECORDING RETURN TO:

CORNERSTONE TITLE OF TENNESSEE, LLC
1602 W. NORTHFIELD BLVD., SUITE 2

20220707120080150

Tennessee Certification of Electronic Document

I, Jamie Mooney, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 30, 2022 (date of document).

Affiant Signature

July 12, 2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 12 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9/21/24

NOTARY'S SEAL

SUSAN MAGNUSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY