Karen Johnson Davidson County
Batch# 905621 DEEDQC
08/19/2022 03:01:18 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220819-0094142

This Instrument Prepared By:
John M. McDonald
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bill To:**	**Parcel ID Number:**
Rhonda M. West, Trustee of The Hanna Elizabeth Tipton Legacy Trust 5242 Lysander Lane Brentwood, TN 37027	Rhonda M. West, Trustee of The Hanna Elizabeth Tipton Legacy Trust 5242 Lysander Lane Brentwood, TN 37027	Map 155 Parcel 291.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Hanna E. Tipton** and **Tyler M. Tipton**, as husband and wife, as Grantors, by these presents do hereby quitclaim and convey unto **Rhonda M. West, as Trustee of The Hanna Elizabeth Tipton Legacy Trust U/A Dtd.** 08/15/22 as Grantee, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), and more fully described on Exhibit "A" hereto.

This conveyance is made subject to (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; and (2) any and all applicable governmental and/or zoning regulations.

IN WITNESS WHEREOF we have hereunto set our hand and seal on this 15 day of August, 2022.

Hanna E. Tipton
HANNA E. TIPTON

TYLER M. TIPTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Heather L. Gregory, a Notary Public in and for said County, **Hanna E. Tipton** and **Tyler M. Tipton**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of August, 2022.

HEATHER L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

Heather L. Gregory
Notary Public

My Commission Expires: 5/5/25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

HANNA E. TIPTON

Subscribed and sworn to before me, this 15 day of August, 2022.

HEATHER L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

Heather L. Gregory
Notary Public

My Commission Expires: 5/5/25

1153100.019.Proposed Quitclaim Deed - 3 acre Portion

EXHIBIT "A"

That certain tract or parcel of land in Davidson County, State of Tennessee, and more particularly described as follows, to wit:

Being a tract of land as shown on property Map 155, Assessor's Office and Lying on McCrory Lane in Davidson County, Nashville, Tennessee, bounded in General by McCrory Lane on the East; Charles R. Mungovan, Sr. remainder on the South and West; Charles R. Mungovan, Sr. Estate Tract 1 on the North, more particularly described as follows:

Beginning at an iron pin set on the West side of McCrory lane (30' from the center), located N 07 degree 35' 48" E. 232.17' from an iron pin, the Northeast corner of the State of Tennessee (Nathez Trace Parkway) (Ref. Deed book 9310 page 498 R.O.D.C.), thence leaving McCrory Lane and with 2 new lines N70 degree 52'53"W 843.04' to an iron pin set; thence N 20 degree 42'27"W 191.34' to an iron pin set, the Southwest corner of Charles R. Mungovan, Sr. Estate Tract 1; thence with the South Line of said Tract 1, S 70 degree 52'53"E 935.50' to an iron pin set on the West side of McCrory Lane; thence leaving Tract 1, S 70 degree 52'53"E 935.50' to an iron pin set on the West side of McCrory Lane; thence leaving Tract 1 and with the West side of McCrory Lane; thence leaving Tract 1 and with the West side of McCrory Lane with a curve to the right having the following characteristics:

Delta=00 degree 57' 54"; Radius=925.00'; Arc=15.58"; Tangent=7.79'; Chord=S 07 degree 06'51" W 15.58' to an iron pin set; thence S 07 degree 35'48"W 134.42' to the point of beginning containing 3.00 acres, more or less and being a portion of the Charles R. Mungovan, Sr. property as recorded in instrument #199912070 Page 300724 (Grantor Mary E. Smith) Register's Office, according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062 and Dated April 15, 2005.

Being the same property conveyed to Hanna E. Tipton and Tyler M. Tipton, as husband and wife, by deed from Rhonda M. West as Instrument No. 20220316-0030789 in the Register's Office of Davidson County, Tennessee.