Karen Johnson Davidson County
Batch# 993289 DEEDQC
04/19/2023 08:09:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230419-0028626

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Thomas J. Elmlinger
Attorney at Law
1616 Westgate Circle, Suite 349
Brentwood, TN 37027

This transfer is exempt from the Tennessee Real Estate Conveyance Tax under T.C.A. §67-4-409(a)(3)

STATE OF TENNE[S]
COUNTY OF WILL[IAMSON]

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $0.00.

Patricia M Smith
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14 DAY OF April, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-6-2026

ADDRESS NEW OWNER(S) AS FOLLOWS:
The John T. Zipperer & Patricia M. Smith Revocable Living Trust
8172 Londonberry Road
Nashville, TN 37221

SEND TAX BILLS TO:
Same

MAP – PARCEL NUMBERS
141-15-D
146
9D-82093

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Patricia Mary Smith and husband, John Thomas Zipperer, do hereby remise, release and quitclaim unto John T. Zipperer and Patricia M. Smith, Trustees, and their successors in trust, of The John T. Zipperer and Patricia M. Smith Revocable Living Trust, its successors and assigns, forever, all the right, title, interest and claim which the Grantors have in and to the following described parcel of land, and improvements and appurtenances thereto in Davidson County, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 146 on the Plan of Sheffield on the Harpeth, Phase 3, Section C, of record in Plat Book 7900, Page 591, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Patricia Mary Smith and husband, John Thomas Zipperer, by deed from Phillips Builders, Inc. dated May 16, 1994, of record in Book 9355, Page 399, Register's Office for Davidson County, Tennessee.

This is improved property known as 8172 Londonberry Road, Nashville, TN 37221.

WITNESS our hands this 14 day of April, 2023.

Patricia Mary Smith

John Thomas Zipperer

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

Personally appeared before me, a Notary Public in and for said County and State, the within named Patricia Mary Smith and John Thomas Zipperer, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Williamson County, Tennessee, this 17 day of April, 2023.

Notary Public

My Commission Expires: 5-6-2026

Prepared without benefit of title search from information provided by the parties. Therefore, the preparer makes no certification as to the validity of title.

