Karen Johnson Davidson County
Batch# 999534 DEEDQC
05/04/2023 10:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230504-0033153

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:
Gracey Dyer Lipman, Trustee
Gracey Dyer Lipman Trust
6367 Chickering Circle
Nashville, TN 37215-5315

Send Tax Bills To:
same

Map/Parcel Number:
157 00 0 035.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Gracey Dyer Lipman, being one and the same person as Gracey Donahue (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Gracey Dyer Lipman, Trustee, and her successors in trust, of the Gracey Dyer Lipman Trust dated May 4, 2023 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plat of Iroquois Meadows, as of record in Book 5050, page 86, Register's Office for Davidson County, Tennessee. For a more complete description of said lot, reference to said plan is hereby made.

Being part of the same property conveyed to Nicolas Donahue and Gracey Donahue, Husband and Wife, by Warranty Deed from Caroline C. Ducas, unmarried, of record as Instrument No. 20150820-0083851, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Gracey Donahue by Quitclaim Deed from Nicolas Donahue of record as Instrument No. 20220628-0074683, Register's Office for Davidson County, Tennessee. Pursuant to a Final Decree entered at Case No. 21D2009 in the Third Circuit Curt for Davidson County, Tennessee, the said Nicolas Donahue and Gracey Donahue were granted a divorce and pursuant to the Final Decree, Gracey Donahue is now known as Gracey Dyer Lipman.

The legal description is the same as the previous deed of record.

This is improved property known as 6367 Chickering Circle, Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 4 day of May, 2023.

Gracey Dyer Lipman, Grantor
being one and the same person as Gracey Donahue

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Gracey Dyer Lipman, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 4 day of May, 2023.

Notary Public

My Commission Expires: 9/7/2026

LORI BURROUGHS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Gracey Dyer Lipman, Affiant

Subscribed and sworn to before me this 4 day of May, 2023.

Notary Public

My Commission Expires: 9/7/2026

LORI BURROUGHS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, 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 May 4, 2023.

Carla L Lovell
Carla Lovell

May 4, 2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 4 day of May, 2023.

Lori Burroughs
Notary Public

My Commission Expires: 9/7/2024

