Karen Johnson Davidson County
Batch# 1017723 DEEDQC
06/22/2023 11:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230622-0047410

# QUITCLAIM DEED

STATE OF Tennessee }
COUNTY OF Davidson }

The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me
This 22nd day of June, 2023.

Notary Public

My Commission Expires: _____

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

| Address New Owner as: | Tax Bill To: | Map / Parcel |
|---|---|---|
| **Steven C. Pipes**<br>**115 Abbeywood Drive**<br>**Nashville, Tennessee 37215.** | **New Owner** | **131 06 0F 032.00** |

**This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.**

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Steven C. Pipes,** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Steven Craig Pipes and Deborah Jean Pipes, Trustees of the Steven and Deborah Pipes Family Trust dated October 20, 2022** (hereinafter referred to as "Grantees"), all of his interest in the following described parcel of real estate located in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Burton Hills Village of Abbeywood Tract 21, as of record in Plat Book 6900, Page 223, amended in Book 7147, Page 423, Register's Office for said County, to which plan reference is made for a more complete description.**

**Being the same property conveyed to Steven C. Pipes as the sole heir at law of Herbert Howard Pipes, as evidenced by two Affidavits of Heirship of record**

**in Instrument No. 20230605-0042475 and Instrument No. 20230605-0042465, said Register's Office for Davidson County, Tennessee.**

**This is improved real property commonly known as 115 Abbeywood Drive, Nashville, Tennessee 37215.**

**This is the same legal description found in the last Instrument of record.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 22nd day of June 2023.

**GRANTOR:**

**Steven C. Pipes**

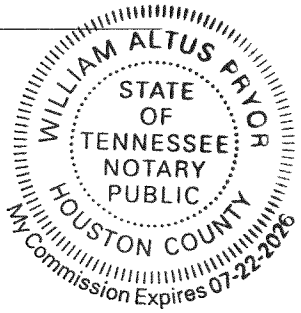
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 22nd day of June, in the year 2023, before me the undersigned, personally appeared Steven C. Pipes, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 22nd day of June, 2023.

William Altus Pryor
Notary Public

My Commission Expires:



# Certificate of Authenticity

I, Robert J. Notestine, III, do herby 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 22, 2023

AFFIANT SIGNATURE

6/22/23
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 22nd day of June, 2023.

William Altus Pryor
NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026