Karen Johnson Davidson County
Batch# 1019364 DEEDQC
06/27/2023 09 37 46 AM 3 pgs
Fees $17 00 Taxes $0 00
20230627-0048722

This Instrument Prepared By: Marissa L Knight, Esq.
2126 21st Avenue, South
Nashville, Tennessee 37212

THIS QUITCLAIM DEED IS PREPARED BY INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE SEARCH. THE PREPARER IS HELD HARMLESS FOR THE STATE OF THE TITLE OR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

New Owner Name & Address:	Send Tax Bills To:	Map: 22-2
Jeanine Carver-Lipscomb 500 Megan Rose Way Joelton, TN 37080	Jeanine Carver-Lipscomb 204 Baylee Mika Place Joelton, TN 37080	Parcel: 48

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 sufficiency of which are hereby acknowledged, and the mutual covenants and duties of the parties, Ronald Lipscomb (hereinafter "Grantor"), hereby conveys, remises, releases and forever quitclaims unto Jeanine Carver-Lipscomb (hereinafter "Grantee"), her successors and assigns, all his right, title and interest in a certain tract and parcel of land attached to the property located at 500 Megan Rose Way Joelton, Davidson County, Tennessee 37080 and being more particularly described as the following tract of real estates·

Being Lot No 3 on the plan of Chase Pointe, Section Four, of record in Book 9700, page 929, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being part of the same property conveyed to Fox Ridge Homes, Inc , by special warranty deed from Chase Pointe Properties, Inc , of record in Book 11534, page 672, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Ronald L Lipscomb and Jeanine O Carver-Lipscomb, Husband and Wife, by warranty deed from Fox Ridge Homes, Inc of record in Book 11686, page 28, Register's Office for Davidson County, Tennessee

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Property. Grantor only conveys Grantor's interest in the Property.

This conveyance is further subject to taxes for the year 2020, which have been assumed by the Grantee. Grantee further assumes responsibility for all rollback taxes, if any, assessed against the Property.

Witness my hand this 15th day of January, 2021. _____
JEANINE CARVER-LIPSCOMB

MARISSA L. KEEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand this 27th day of January, 2021. _____
RONALD LIPSCOMB

STATE OF TENNESSEE)
COUNTY DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for said County and State, the within named JEANINE CARVER-LIPSCOMB, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 15 day of January, 2021

Notary Public: _____
My commission expires 5/9/23

STATE OF TENNESSEE)
COUNTY DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for said County and State, the within named RONALD LIPSCOMB, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of January, 2021

Notary Public: _____
My commission expires 7-5-2021

MARIE HAWKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY DAVIDSON)

The undersigned parties, after being first duly sworn according to law, does make oath and affirm that the actual consideration of value of this transfer is $0.00 and that this Quit Claim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in the case of Jeanine Carver- Lipscomb, Circuit Court for Davidson County, Tennessee case No. 20D491.

MARISSA L. KEEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

JEANINE CARVER-LIPSCOMB

Witness my hand and official seal this the 15 day of January 2021.

NOTARY PUBLIC

My commission expires: 5/9/23

RONALD LIPSCOMB

Witness my hand and official seal this the 27 day of January 2021.

MARIE HAWKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires: 7-5-21