QUITCLAIM DEED

Karen Johnson
Batch # 1113052
03/20/2024 12:17:57 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240320-0019285

ERICA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE. WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January 2024

Erica Davis
Notary Public

MY COMMISSION EXPIRES: 03/06/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Manson Johnson Conner PLLC
1720 West End Avenue, Suite 300, Nashville, TN 37203
(615) 254-1600

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Thomas R. Lipscomb; et. ux	**New Owner**	**81-06-3.00**
(NAME)	(NAME)	
2704 Jenkins Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED **DELPHIA LINDSAY,** UNMARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **THOMAS R. LIPSCOMB AND WIFE DOROTHY J. LIPSCOMB,** AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ALL OF ITS RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACTS/PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 100 on the Map of Cumberland Gardens Subdivision, as of record in Book 2900, Pages 3 and 4, Register's Office for said County, to which said Plan reference is here made for a more complete legal description of said lot

Said Lot No. 100 fronts 60.0 feet on the east margin of 28th Avenue North and runs back 125.1 feet on the North line and 103.1 feet on the South line to a dead line, measuring 63.9 feet theron.

Being the same property conveyed to DELPHIA LINDSAY, unmarried, by deed from THOMAS R. LIPSCOMB AND WIFE DOROTHY J. LIPSCOMB of record in Instrument No. 20051108-0135319 Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEE AND/OR GRANTOR. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF THE TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand (s) this the 10th day of January, 2024.

Delphia Lindsay
DELPHIA LINDSAY

STATE OF Tennessee

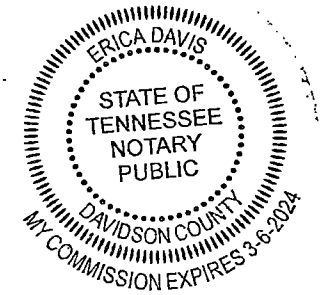
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State DELPHIA LINDSAY, the within named grantor, 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 official seal, this the 10th day of January 2024.

Erica Davis
Notary Public

My Commission Expires: 03/06/2024



STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 10.00 Affiant
Subscribed and sworn before me this the
20 Day of March, 2024.
Julia Rivera, Deputy Register