Karen Johnson Davidson County
Batch# 1124371 DEEDQC
04/18/2024 10:21:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240418-0027735

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 1st day of March, 2024. Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
David Kirk Barton 1804 Blair Boulevard Nashville, TN 37212	SAME	072-07-0-173.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that 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, **Nancy Beth Lipsitz**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and

to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **David Kirk Barton**, his heirs and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 1st day of March, 2024.

Nancy Beth Lipsitz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy Beth Lipsitz, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 1st day of March, 2024.

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires:

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Map of Kenmore Place of record in Plat Book 332, Pages 32 and 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nancy B. Lipsitz and David K. Barton, wife and husband, and Daniel Barton and Sari Barton, husband and wife, by Warranty Deed from Stephen Thacker and Mary Thacker of record in Instrument No. 20160711-0070371 Register's Office for Davidson County, Tennessee, dated July 8, 2016 and recorded on July 11, 2016.

This conveyance is subject to:

Taxes for the year 2024 and subsequent.
Plan of record in Plat Book 332, Pages 32 and 33, Register's Office for Davidson County, Tennessee.
Agreement of Dedication of Easement of record in Book 4215, Page 85, in the Register's Office for Davidson County, Tennessee.
Any and all existing easements and restrictions as show of record not stated herein.

David Kirk Barton and David K. Barton are one and the same person. Nancy Beth Lipsitz and Nancy B. Lipsitz are one and the same person.

This is improved property known as 1243 McGavock Pike, Nashville, Tennessee 37216.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, do 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 3/1/24.

4/18/24
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18th day of April, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

