Karen Johnson Davidson County
Batch# 1124371 DEEDQC
04/18/2024 10:21:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240418-0027736

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:

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
David Kirk Barton 1804 Blair Blvd. Nashville, TN 37212	SAME	119-01-0-490.00

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, 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** and to his successors, heirs and

assigns, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors 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.

ALICIA 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. 87 on the Map of Subdivision of Certain Lots in the Cumberland Nurseries Plan, as of record in Book 332, Page 36, Register's Office for said County.

Said Lot No. 87 Fronts 50 feet on the South Side of Valeria Street and Extends back between Parallel Lines 150 feet to an alley.

Being the same property conveyed to Nancy Lipsitz, married, by deed from Robert A. Hayes and Carmela J. Hayes, husband and wife, of record as Instrument No. 20220516-0055732, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 109 Valeria Street, Nashville, TN 37210.

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)

