Karen Johnson Davidson County
Batch# 1124449 DEEDQC
04/18/2024 12:43:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240418-0027841

THIS INSTRUMENT PREPARED BY:

Alice M. Bohannon, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

CHARLES NELSON IV NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Affiant

Subscribed and sworn to before me, this 15th day of March, 2024.

Notary Public
My Commission Expires: 11/2/26

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Nancy Beth Lipsitz, Trustee 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, **David Kirk Barton**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to an irrevocable trust established by the Grantor, hereby remise, release and quitclaim all of the Grantors' 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 **Nancy Beth Lipsitz, Trustee of the McGavock Pike Trust dated** March 1, **2024**, and to her successors in trust, 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.

David Kirk Barton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Kirk Barton, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

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

My Commission Expires: CHARLES NELSON IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-02-2025

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 whereby Nancy Beth Lipsitz conveyed all of her interest to David Kirk Barton, husband, by Deed of record in Instrument No. 20240418-0027735, Register's Office for Davidson County, Tennessee.

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)

