FROM: CAROL E. PIPHUS

TO: ALONZO IRVIN HOWARD, SR.,TRUSTEE

FROM: ALONZO IRVIN HOWARD, SR., TRUSTEE

TO: CAROL E. PIPHUS

CAROLYN F. PIPHUS

ROSALAND M. PIPHUS

Karen Johnson
Batch # 1143704
06/05/2024 12:24:18 PM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240605-0042079

QUITCLAIM DEED

Name and address of property owners:

1606 Berrywood Way
Nashville, TN 37207

Send Tax Bills to:

Same

Map-Parcel Numbers:

050-03-0-B
169-00C0

This instrument is prepared by:

Carolyn F. Piphus, Esq.
1140 Howard Avenue
Nashville, TN 37216

STATE OF TNNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is -0-.

Carol E. Piphus

JACQUELINE ORR WIGGINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

FOR AND IN CONSIDERTION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a common law joint tenancy, I Carol E. Piphus , an unmarried person, by these presents do hereby quitclaim all my interest unto Alonzo Irvin Howard, Sr., TRUSTEE, his successors and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, TN, being Lot No. 82 on the Plan of Amended Final Plat Mulberry Downs. Phase 1B, of record in Plat Book 7900, Page 818, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carol E. Piphus by deed from Orville Newton Bignall and wife, Seliene Elessia Bignall of record in deed book 10712, page 632, Register's Office for Davidson County, TN. Carol E. Piphus and Carol Elaine Piphus are one and the same person.

Said property is conveyed subject to restrictions of record in Book 8053, page 316, and all matters shown on the Plan of Record.

This is improved property known as: 1606 Berrywood Way, Nashville, TN 37207

And now, I, Alonzo Irvin Howard, Sr., Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby , convey, remise, release and forever quitclaim unto Carol E. Piphus and Carolyn F. Piphus, and Rosaland M. Piphus, unmarried persons, as joint tenants in common with right of survivorship, such where upon the death of one of the Grantees herein, her interest shall pass to the remaining Grantees as the survivors of the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 20th day of May, 2024.

Carol E. Piphus

Carol E. Piphus

Alonzo Irvin Howard, Sr., TRUSTEE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me the undersigned notary public in the County and State the within named **CAROL E. PIPHUS**, the bargainor, 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 (Quitclaim Deed) for the purposes therein contained.

WITNESS my hand on this 20th day of May, 2024.

JACQUELINE ORR WIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

Jacqueline Orr Wiggins

Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me the undersigned notary public in the County and State the within named **ALONZO IRVIN HOWARD, SR., TRUSTEE**, the bargainor, 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 (Quitclaim Deed) for the purposes therein contained.

WITNESS my hand on this 20th day of May, 2024.

Jacqueline Orr Wiggins
Notary Public

JACQUELINE ORR WIGGINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027