Karen Johnson
Batch # 1167297
08/12/2024 10:26:57 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240812-0060302

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Andre Chipping
Julian Chipping
133 Cumberland Shores Drive
Hendersonville, TN 37075

Send Tax Bill to:
Owner

Map-Parcel Numbers:
103160D10500CO

State
Coun

The Actual Consideration or Value, whichever is greater, for this transfer is $10.00.

Jennifer Crowell
Affiant

Subscribed and sworn to before me, this the 7th day of May, 2024.

MICHELLE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Michelle Martin
Notary Public

My Commission Expires:
9-21-26

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Andre Chipping, Executor of The Estate of Joy Moya Chipping** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM Unto **Andre Chipping, a Fifty Percent (50%) Undivided Interest and Julian Chipping, a Fifty Percent (50%) Undivided Interest** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson County**, STATE OF **Tennessee**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 3909 Whitland Ave, Unit 105, Nashville, TN 37205.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 7th day of May, 2024.

Estate of Joy Moya Chipping

By: Andre Chipping, Executor

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Andre Chipping**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon **His** oath acknowledged **Himself** to be the **Executor** of the within named bargainor, a **ESTATE OF Joy Moya Chipping**, and that **he**, as such **Executor**, executed the foregoing instrument for the purposes therein contained by signing the name of the **Estate of Joy Moya Chipping** by the said **Andre Chipping** as such **Executor**.

Witness my hand and official seal this 7 day of May, 2024.

My Commission Expires: 9.21.26 Michelle Martin
Notary Public

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Unit 105 on the Plan of The Lancaster Condominium of record in Plat Book 5200, page 460, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Lancaster Homeowners Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 5963, page 441, said Register's Office.

Being the same property conveyed to William S. Chipping and wife, Joy M. Chipping by Warranty Deed from Chelley R. Holman, unmarried, dated August 8, 1997, of record in Book 10565, page 812, said Register's Office for Davidson County, Tennessee.
The said William S. Chipping having died May 26, 2016, vesting the property solely in Joy M. Chipping as the surviving tenant by the entirety.
The said Joy M. Chipping having died testate on December 8, 2018. See Probate Case No. 22P1127 in the Circuit Court for Davidson County, Tennessee.