Karen Johnson Davidson County
Batch# 1171678 DEEDQC
08/19/2024 10:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240819-0063415

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Clinton McCurdy Lipsey, Trustee 4012 Lealand Lane Nashville, TN 37204	Same	118 13 0 136.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged I, C. MCCURDY LIPSEY, by these presents do hereby quitclaim and convey unto CLINTON MCCURDY LIPSEY, TRUSTEE OF THE CLINTON MCCURDY LIPSEY REVOCABLE TRUST u/a/d June 4, 2024, as may be amended, his successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of my right, title and interest in that certain real property in Davidson County, Tennessee described as follows:

Being Lot No. 7 on the Plan of Lipscomb Heights, as of record in Book 2083, page 61, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 137.6 feet on the easterly side of Lealand Lane and extends back 250 feet on the northerly line and 253.4 feet on the southerly line, to a line in the rear measuring 96.1 feet thereon.

Being the same property conveyed to C. McCurdy Lipsey, et ux Gladys T. Lipsey by deed of record in Book 4619, page 167, Register's Office for Davidson County, Tennessee. The said Gladys T. Lipsey being deceased on October 26, 2008.

Being property known as 4012 Lealand Lane, Nashville, Tennessee.

[The remainder of this page intentionally left blank, see next page for signatures.]

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 19th day of August, 2024.

C. McCurdy Lipsey

C. MCCURDY LIPSEY

STATE OF TENNESSEE
COUNTY OF Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, C. McCurdy Lipsey, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 14th day of August, 2024.

Notary Public

MARYAM HEAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 8, 2028

My Commission Expires:
May 8, 2028

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 14th day of August, 2024.

Notary Public

MARYAM HEAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 8, 2028

My Commission Expires:
May 8, 2028

45413063.3

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Aug 19, 2024 (date of document).

Affiant Signature

08/19/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 day of August, 2024.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

