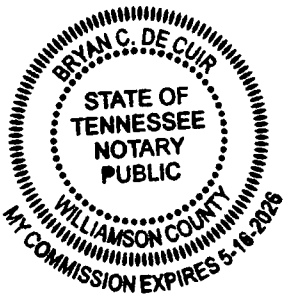
This Instrument Prepared by:
Bryan C. De Cuir, Attorney at Law
1114 West Main Street
Franklin, TN 37064
Telephone: (615) 673-8337

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration for this transfer is $0.00

Affiant



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

Notary Public

My Commission Expires: May 16, 2026

Karen Johnson Davidson County
Batch# 1173439 DEEDQC
08/23/2024 10:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240823-0064885

Address of New Owner:	Send Tax Bills to:	Map/Parcel ID:
Brandon S. Lipps and Brooklynn P. Lipps, Trustees 1615 Peerman Drive Nashville, TN 37206	**NEW OWNER**	**072-16-0Q-002-00**

QUITCLAIM DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Brooklynn Lipps and Brandon Lipps, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer, convey, release and quitclaim to **Brandon S. Lipps and Brooklynn P. Lipps, as Trustees for The Lipps Family Living Trust, Dated August 15, 2024**, hereinafter called the Grantee, heirs and assigns, Grantor's entire right, title and interest in and to certain tracts of land, together with all improvements located thereon, described as follows:

> Land in Davidson County, Tennessee, being Unit B as shown on Exhibit "C" of the Declaration Of Covenants Conditions and Restrictions for Homes At 1613 Peerman, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b). et seq., of record in Instrument Number 20151103-0111726 and Amended and Restated in Instrument No. 20191223-0132588, Register's Office for Davidson County, Tennessee, and Bylaws appended thereto as Exhibit "B", said Register's Office are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Declaration.
>
> Being the same property conveyed to Brooklynn Lipps and Brandon Lipps, wife and husband by Warranty Deed dated May 27, 2021 from SBE Partners, a Tennessee Partnership, recorded June 2, 2021, in Instrument Number 20210602-0073865, in the Official Records of Davidson County, Tennessee.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as: **1615 Peerman Drive, Nashville, TN 37206**

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 15th day of August, 2024.

Brooklynn Lipps

Brooklynn Lipps

Brandon Lipps

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brooklynn Lipps and Brandon Lipps**, the Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of August, 2024.

[SEAL]

Notary Public

My Commission Expires: May 16, 2026

BRYAN C. DE CUIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 5-16-2026

CERTIFICATE OF AUTHENTICITY

I, **BRYAN C. DE CUIR**, 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 **August 15, 2024**.

Affiant Signature

8.22.2024
Date

STATE OF TENNESSEE

COUNTY OF WILSON

Sworn to and subscribed before me this 22ND day of AUGUST, 2024.

Notary's Signature

My Commission Expires: 6.28.2026

DAVID S GERKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON