Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, Tennessee 37215** **File: 241149394B**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $183,908.20 Affiant Subscribed and sworn to before me, this 6th day of December, 2024 Notary Public My Commission Expires:

J ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

QUITCLAIM DEED

Address New Owner: Lipscomb University One University Park Dr Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: 117-16-0-170.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Tony L. Ross, married, as to a 28.4% interest,** hereinafter referred to as the ("Grantor") does hereby quitclaim, transfer and convey unto **Lipscomb University**, its successors and assigns all of their rights, title and interest in the portion of real property located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 3 on the plan of Neeley's Bend Acres, Section One, as of record in Book 4175, Page 140, Register's Office for Davidson County, Tennessee. Said Lot No 3 fronts 133.50 feet on the northerly side of Hidden Acres Drive and extends back between parallel lines 328.80 feet to a line in the rear

Land in Davidson County, Tennessee, being Lot(s) 41 and 42, as shown on the map entitled S.F. & C.D. MORROW'S SUBDIVISION OF LOTS NO. 38, 39 AND PART OF 37, MCNAIRY'S SUBDIVISION, of record in Plat Book 332, page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RONALD A. HUNTER AS TO AN UNDIVIDED 71 6% INTEREST AND TONY L. ROSS, AS TO AN UNDIVIDED 28.4% INTEREST, by deed from LIPSCOMB UNIVERSITY, A TENNESSEE NON-PROFIT CORPORATION, FORMERLY KNOWN AS DAVID LIPSCOMB UNIVERSITY, of record in Instrument No. 20091113-0104581, dated November 11, 2009, said Register's Office.

Said property was never the marital residence of Grantor.

This is property known as 1108 Morrow Avenue, Nashville, TN 37204.

Karen Johnson Davidson County
Batch # 1213717 DEEDQC
12/10/2024 10 46.17 AM 2 pgs
Fees $13 00 Taxes $680 46

20241210-0095767

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of December, 2024.

Tony Ross

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Tony Ross, 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 for the purposes therein contained

Witness my hand and official seal at office, this 6th day of December, 2024.

Notary Public

My Commission Expires

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026