QUITCLAIM DEED

ALEX THEPSOUVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 7, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2025.

Notary Public

MY COMMISSION EXPIRES: July 7, 2027
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1306049 DEEDQC
08/05/2025 10:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250805-0061988

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nancy Coker & Susan Nipper Crutchfield	**Same as New Owner**	
1602 Golf Street (NAME)	(NAME)	**072-040-126.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **Susan Nipper Crutchfield, Executrix of the Estate of Mildred Anita Nipper, deceased,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **Nancy Coker and Susan Nipper Crutchfield, tenants in common,** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being near Nashville, and being Lot No. 9 of Block E on the map of Inglewood Terrace, of record in Book 1130, Page 1, Register's Office for said County.

Said Lot fronts 87 feet 7 inches on the west side of Golf Street, and runs back between lines, 144 feet 9 inches on the north line; 149 feet 1 inch on the south line, to a dead line in the rear, measuring 87 feet 6 inches thereon.

Being the same property conveyed to Dorris E. Nipper and wife, Anita L. Nipper by deed from W. C. Gaines and R. W. Gregory dated August 15, 1949 in Book 1733, Page 268, in the Register's Office for Davidson County, Tennessee.

Mildred Anita Nipper and Dorris Edward Nipper having since divorced on February 14, 1975, and pursuant to the Final Decree of Divorce as shown in Docket No. 75071 in the Fourth Circuit Court for Davidson County, Tennessee at Nashville, entered April 13, 1976, the said Dorris Edward Nipper released, transferred, and conveyed any and all interest he had in the subject property.

The said Mildred Anita Nipper having since died testate on January 25, 2025, her Last Will and Testament being probated in the Circuit Court of Davidson County, Tennessee, Probate Division Docket No. 25P343. Pursuant to the terms of said Last Will and Testament, the subject property was devised to Nancy Coker and Susan Nipper Crutchfield.

Anita L. Nipper is one and the same as Mildred Anita Nipper.

Dorris E. Nipper is one and the same as Dorris Edward Nipper.

This being improved property more commonly known as 1602 Golf Street, Nashville, TN 37216.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 31st day of July, 2025.

THE ESTATE OF MILDRED ANITA NIPPER

Susan Nipper Crutchfield

BY: SUSAN NIPPER CRUTCHFIELD, EXECUTRIX

STATE OF TENNESSEE
COUNTY OF Davidson

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC OF THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED **SUSAN NIPPER CRUTCHFIELD**, WITH WHOM I AM PERSONALLY ACQUAINTED, OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO, UPON OATH, ACKNOWLEDGED HIMSELF/HERSELF TO BE THE EXECUTOR OF THE ESTATE OF MILDRED ANITA NIPPER, THE WITHIN NAMED BARGAINOR, AND THAT HE/SHE AS SUCH EXECUTOR, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE ESTATE BY HIMSELF/HERSELF AS EXECUTOR

WITNESS MY HAND THIS 31st DAY OF July, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: July 7, 2027

ALEX THEPSOUVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 7, 2027

Certificate of Authenticity

I, Leslie Hayes, 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 7/31/2025.

Date

Affiant Signature

8/5/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5th day of August, 2025.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)