This Instrument Prepared By:
TERESA MORGAN, ESQ.
PO Box 60711
Nashville, Tennessee 37206
(615) 975-9174

Karen Johnson Davidson County
Batch # 1341038 DEEDQC
10/31/2025 04:11:27 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251031-0086946

QUITCLAIM DEED

New Owner & Address	Send Tax Bills To:	Map & Parcel No.:
Clifford Lippard 1427 Greenwood Ave. Nashville, TN 37206	Clifford Lippard 1427 Greenwood Ave. Nashville, TN 37206	083-02-0-036.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **TERESA MARIE MORGAN**, unmarried (the "Grantor"), does hereby quitclaim and convey unto **CLIFFORD MELVIN LIPPARD,** unmarried (the "Grantee"), Grantee's heirs and assigns, forever, all of the Grantor's right, title and interest in and to the following parcel of real estate located in Davidson County, Tennessee, as more particularly described in **Exhibit A** attached hereto and incorporated by reference by this reference (the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as 1427 Greenwood Avenue, Nashville, TN 37206. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy in the address or description of location of the Property, the legal description herein shall control. 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 above-named preparer gives no opinion as to title.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 18th day of September, 2025.

GRANTOR:

Teresa Marie Morgan

TERESA MARIE MORGAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State of Tennessee and Davidson County, personally appeared Teresa Marie Morgan, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the within named Grantor, and that she executed the foregoing instrument for the purposes contained therein, free of any undue influence, with complete capacity and of her own will.

WITNESS my hand and seal, at Nashville, Tennessee on this 18th day of September, 2025.

Notary Public

My Commission Expires: 01-04-2027

SARAH CAMERON VENTURA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00.

Terrie Marie Mayo
AFFIANT

Subscribed and sworn to before me, this 18 **day of** September**, 2025.**

Sarah Cameron Ventura
Notary Public

My Commission Expires: 01-04-2027

SARAH CAMERON VENTURA
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2027

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being the Easterly 60 feet of Lot No. 4 on Plan of H. M. Doak's Subdivision of record in Plat Book 332, Page 22, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Part of Lot No. 4 fronts 60 feet on the North side of Greenwood Avenue, and runs back between lines 200 feet to an alley.

Being the same property conveyed to Clifford Lippard, a married person by Warranty Deed from John Herbert and Jessica Herbert, both unmarried of record in Instrument No. 20120913-0083137 Register's Office for Davidson County, Tennessee, dated August 31, 2012 and recorded on September 13, 2012 and Affidavit of Scriveners Error Recorded on October 11, 2012, in Instrument No. 20121011-0093105. Clifford Lippard was married to Teresa Marie Morgan on August 31, 2012. Clifford Lippard and Teresa Marie Morgan are divorced pursuant to a Final Decree dated October 29, 2025 and entered into Docket No. 24D1461 in the Circuit Court for Davidson County, Tennessee. Per the Marital Dissolution Agreement dated September 18, 2025, Clifford Melving Lippard is awarded title to the aforementioned property.

Clifford Lippard is one and the same as Clifford Melvin Lippard.

This is improved property known as 1427 Greenwood Avenue, Nashville, TN 37206.