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
20251031-0086947

QUITCLAIM DEED

New Owner & Address	Send Tax Bills To:	Map & Parcel No.:
Teresa Morgan 2001 Sevier St. Nashville, TN 37206	Teresa Morgan 2001 Sevier St. Nashville, TN 37206	094-02-0-227.00

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, **CLIFFORD MELVIN LIPPARD**, unmarried (the "Grantor"), does hereby quitclaim and convey unto **TERESA MARIE MORGAN,** 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 2001 Sevier Street, 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:

CLIFFORD MELVIN LIPPARD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State of Tennessee and Davidson County, personally appeared Clifford Melvin Lippard, 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.

Tiara Moga
AFFIANT

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

Notary Public

My Commission Expires: 01-04-2027

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

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being the Westerly 41 feet of Lot No. 109 of the united Electric Railway Addition to East Nashville, a plan of which is of record in Book 161, Page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Teresa Morgan, a married woman, by Warranty Deed from Prime Nashville, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20250623-0049040, Register's Office for Davidson County, Tennessee, dated June 20, 2025 and recorded on June 23, 2025.

Teresa Morgan was married to Clifford Lippard on June 20, 2025. Clifford Melvin 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, Teresa Marie Morgan is awarded title to the aforementioned property.

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

Teresa Morgan is one and the same as Teresa Marie Morgan.

This is improved property known as 2001 Sevier Street, Nashville, TN 37206.