Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information
supplied by the parties

Karen Johnson Davidson County
Batch# 1348198 DEEDQC
11/20/2025 10:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251120-0092612

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Mark E. Hipkins and Sheril L. Hipkins
3731 Southridge Blvd.
Murfreesboro, TN 37128

Send Tax Bills To:
New Owner

Map and Parcel No.
10714010500

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Mark Eugene Hipkins**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Mark E. Hipkins and Sheril L. Hipkins, tenants by the entirety**, ("Grantees"), all of his interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee being Lot No. 213 on the Plan of Miro Meadows, as of record in Book 1424, page 94 and 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to **Lee A. Cohen, Trustee, which he subsequently conveyed to Lily Frances Hipkins and Mark Eugene Hipkins, as Tenants in Common with Right of Survivorship**, all by the same Quitclaim Deed dated February 17, 2012, from **Frances Hipkins, a/k/a Lily Frances Hipkins, unmarried**, recorded in Instrument No. 20120217-0014148, Register's Office of Davidson County, Tennessee. **Lily Frances Hipkins** died on April 15, 2023, resulting in the real property vesting solely in **Mark Eugene Hipkins**.

This conveyance is subject to all matters of record.

This is improved property known as: **918 Goodbar Drive, Nashville, TN 37217.**

Mark Eugene Hipkins and **Mark E. Hipkins** are one and the same person.

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 19th day of November 2025.

Mark Eugene Hipkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Mark Eugene Hipkins**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of November 2025.

Notary Public

My Commission Expires:
12/13/27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 19th day of November 2025.

Notary Public

My Commission Expires:
12/13/27

Certificate of Authenticity

I, **Aaron B. Morales**, 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 November 19, 2025.

Affiant Signature

November 19, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 19th day of November 2025.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

