Karen Johnson Davidson County
Batch# 1348472 DEEDQC
11/20/2025 12:44:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251120-0092785

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

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Mark E. Hipkins and Sheril L. Hipkins, Co-Trustees Hipkins Family Revocable Living Trust 3731 Southridge Blvd. Murfreesboro, TN 37128	New Owner	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 E. Hipkins and Sheril L. Hipkins, tenants by the entirety**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Mark E. Hipkins and Sheril L. Hipkins, Co-Trustees, Hipkins Family Revocable Living Trust Agreement dated November 19, 2025** ("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 **Mark E. Hipkins and Sheril L. Hipkins, as tenants by the entirety**, all by a Quitclaim Deed dated November 19, 2025, from **Mark Eugene Hipkins**, recorded in Instrument No. 20251120-0092102 Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

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

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 19th day of November 2025.

Mark E. Hipkins

Mark E. Hipkins

Sheril L. Hipkins

Sheril L. 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 E. 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:
12/3/27

JASON B. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 **Sheril L. Hipkins**, with whom I am personally acquainted, and who acknowledged, upon oath, that she 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:
12/3/27

JASON B. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

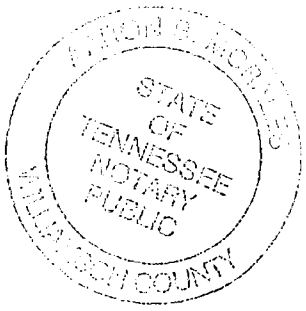
The actual consideration for this transfer is Zero Dollars ($0).

Mark E. Hopkins
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. Moralcs**, 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:

