Karen Johnson
Batch # 1364131
12/31/2025 11:30:17 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20251231-0104465

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That ROBERT LANE TIPPENS and PATRICIA KAY TIPPENS, husband and wife, hereinafter collectively called the Grantors, for good and valuable consideration, including love and affection, the receipt and sufficiency of which are hereby acknowledged, do hereby quitclaim all of Grantors' right, title, and interest unto:

ROBERT LANE TIPPENS, PATRICIA KAY TIPPENS, and WILLIAM CLARK BREWER TIPPENS, as joint tenants with right of survivorship, and not as tenants in common, hereinafter called the Grantees, the following described real property situated in Davidson County, Tennessee, to wit:

Legal Description

UNIT 19, ROCK HARBOR CONDOMINIUM, as shown on plat of record in Plat Book 61, Page 421, in the Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements appurtenant thereto, as provided in the Declaration of Condominium.

Being the same property conveyed to Grantors by deed recorded in Deed Book # 20181106, Instrument No. 0110013, in the Register's Office for Davidson County, Tennessee. # 20181106011001 3

Parcel Identification Number: 090110A01900CO

Property Address (for reference only)
515 Basswood Ave, Apartment A19
Nashville, TN 37209

Transfer Tax Statement

This conveyance is made as a gift and is exempt from Tennessee transfer tax pursuant to T.C.A. § 67-4-409(a)(4).

TO HAVE AND TO HOLD the same unto the Grantees, ~~as joint tenants~~ with right of survivorship, and not as ~~tenants in common~~, so that upon the death of any Grantee, the entire estate shall vest in the surviving Grantee or Grantees by operation ~~of law.~~ WT

IN WITNESS WHEREOF, the Grantors have hereunto set their hands this 30th day of December, 2025.

ROBERT LANE TIPPENS, Grantor

PATRICIA KAY TIPPENS, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **ROBERT LANE TIPPENS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of December, 2025.

Notary Public
My Commission Expires: 05/03/2027

ASHLEY PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **PATRICIA KAY TIPPENS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of December, 2025.

Notary Public
My Commission Expires: 05/03/2027

ASHLEY PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Prepared by:
William Clark Brewer Tippens
4317 Pecan Valley Rd
Nashville TN 37218