Prepared by:
and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, Tennessee 37215

File: 251052506

STATE OF ~~TENNESSEE~~ TN
COUNTY OF ~~DAVIDSON~~ King)

The actual consideration for this transfer is:
$612,442.67.

Harriette H. Shivers, Trustee
Affiant

Subscribed and sworn to before me, this 31st day of December, 2025

Notary Public

My Commission Expires: 08/05/26

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lipscomb University One University Park Dr Nashville, TN 37204	New Owner	117-16-0-129.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Harriette H. Shivers, Trustee of the Harriette H. Shivers Living Trust u/a/d June 7, 2006, amended December 27, 2023,** hereinafter referred to as the ("Grantor") does hereby quitclaim, transfer and convey unto **Lipscomb University**, its successors and assigns all of their rights, title and interest in the portion of real property located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 21 and the northerly 38 feet of Lot No. 20 of Block "P", as shown on the map entitled Maplehurst Subdivision, of record in Plat Book 843, pages 22 and 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to HARRIETTE H. SHIVERS, TRUSTEE OF THE HARRIETTE H. SHIVERS LIVING TRUST U/A/D JUNE 7, 2006, by deed from LIPSCOMB UNIVERSITY, A TENNESSEE NON-PROFIT CORPORATION, of record in Instrument No. 20160108-0002039, dated January 5, 2016, said Register's Office.

Said property was never the marital residence of Grantor.

This is property known as 3703 Mayfair Avenue, Nashville, TN 37215.

Karen Johnson Davidson County
Batch # 1365068 DEEDQC
01/05/2026 11:15:15 AM 2 pgs
Fees: $13.00 Taxes: $2,266.04
20260105-0000265

Notary Public
State of Washington
JEANNINE MARIE SHAW
LICENSE # 22029980
MY COMMISSION EXPIRES
AUGUST 5, 2026

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of December, 2025.

The Harriette H. Shivers Living Trust u/a/d June 7, 2006, amended December 27, 2023

Harriette H Shivers, Trustee
By: Harriette H. Shivers, Trustee

STATE OF ~~TENNESSEE~~ Washington)

COUNTY OF ~~DAVIDSON~~ King)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harriette H. Shivers, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of The Harriette H. Shivers Living Trust u/a/d June 7, 2006, amended December 27, 2023, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 15th day of December, 2025.

Notary Public

My Commission Expires: 08/05/26

Notary Public
State of Washington
JEANNINE MARIE SHAW
LICENSE # 22029980
MY COMMISSION EXPIRES
AUGUST 5, 2026