QUITCLAIM DEED

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Jean Rule Flippen, Trustee Jean Rule Flippen Revocable Trust 3604 Franklin Pike Nashville, TN 37204	same as new owner	118 150 015.00

THIS INSTRUMENT WAS PREPARED BY:
Elizabeth L. Adams, Attorney - 7100 Hardwood Lane - College Grove, TN 37046
Phone: 615-293-5598 - Fax: 615-791-6096 - Email: eadams@adamslaw-tn.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Jean Rule Flippen
JEAN RULE FLIPPEN,
Affiant

Subscribed and sworn to before me,
this 8th day of June, 2026.

Elizabeth L. Adams
NOTARY PUBLIC

ELIZABETH L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: March 9, 2027.

Karen Johnson
Batch # 1432933
06/12/2026 09:07:29 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260612-0053338

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, JEAN RULE FLIPPEN, Grantor, by these presents, does hereby quitclaim and convey unto JEAN RULE FLIPPEN as TRUSTEE of the JEAN RULE FLIPPEN REVOCABLE TRUST, dated June 8, 2026, Grantee, her successors and assigns all of her interest in and to the following described property lying in Davidson County, Tennessee, being more particularly described as follows, to wit:

BEING a tract of land in the Sixth Civil District of Davidson and being part of the property conveyed to H.E. Flippen by deed from C.C. McClure as of record in Book 1046, page 565, R.O.D.C., Tennessee.

BEGINNING at a point at the intersection of the westerly margin of the Proposed I-65 and the southerly line of the property described above. Thence S. 81° 30' W, 153.3' with the line between H.E. Flippen and W.P. Campbell to the point of beginning of the tract of land herein described; Thence continuing with the line of Flippen & Campbell S 81° 30' W. 110.0 ft.; thence S. 10° 36' W. 92.0 ft.; thence N. 81° 30' E. 110.0 ft.; thence S 10° 36' E. 92.0 ft. to the point of beginning and containing 0.23 acre.

BEING the same property conveyed to Robert E. and Jean Rule Flippen by deed from H.E. and Helen D. Flippen, of record in Instrument No. 00004557-0000905, Register's Office for Davidson County, Tennessee.

This is improved property known as 3604 Franklin Pike, Nashville, TN 37204.

This description was taken from a prior deed.

Robert E. Flippen is now deceased. Jean Rule Flippen is the surviving tenant by the entirety.

IN WITNESS WHEREOF, the Grantor has caused her name to be affixed hereto on this 8th day of June, 2026.

Jean Rule Flippen
JEAN RULE FLIPPEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared JEAN RULE FLIPPEN with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 8 day of June, 2026.

Elizabeth L. Adams
Notary Public

My Commission Expires: March 9, 2027.

