Karen Johnson Davidson County
Batch# 1464251 DEEDQC
08/26/2026 08:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260826-0078741

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (BHS)
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel Number
Nicholas J. Lippolis and Loraine C. Lippolis, Co-Trustees Lippolis Revocable Trust 3615 Meadow Drive Nashville, TN 37215	Same	117-01-0-097.00 Davidson County

For good and valuable consideration, the receipt of which is hereby acknowledged, we, NICHOLAS J. LIPPOLIS and LORAINE C. LIPPOLIS (collectively the "Grantor"), hereby quitclaim and convey to NICHOLAS J. LIPPOLIS and LORAINE C. LIPPOLIS, as Co-Trustees of the LIPPOLIS REVOCABLE TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest in that certain real property in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 27, the west 15 feet of Lot No. 26 and the east 20 feet of Lot No. 28 on the plan of Meadowlawn of record in Book 974, page 35, Register's Office for said County and described according to a copy of a survey made by William Collier Parrish Associates, Civil Engineers dated, February 19, 1965, as follows:

Said Lot and parts of said lots adjoin and front together 95 feet on the south side of Meadow Drive, formerly Central Drive and runs back between lines 204.3 feet on the east line of part of Lot No. 26 and 209.5 feet on the west line of part of Lot No. 28, to a dead line in the rear on which they measure 95 feet, more or less.

Being the same property conveyed to Nicholas J. Lippolis and wife, Loraine C. Lippolis, from O.H. Mason and Jim L. Butler, by Warranty Deed dated October 16, 2007, of record in Instrument No. 20071019-0124244 and recorded on October 19, 2007, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The above description is the same as in the prior deed.

This is improved property known as 3615 Meadow Drive, Nashville, TN 37215.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 17th day of August, 2026.

NICHOLAS J. LIPPOLIS

LORAINE C. LIPPOLIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, NICHOLAS J. LIPPOLIS and LORAINE C. LIPPOLIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 17th day of August, 2026.

PHOENIX STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05-08-2029 DAVIDSON COUNTY

Notary Public
My Commission Expires: 5/8/2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this 17th day of August, 2026.

PHOENIX STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05-08-2029 DAVIDSON COUNTY

Notary Public
My Commission Expires: 5/8/2029

51553429.1

Tennessee Certification of Electronic Document

I, Alex Maxfield, 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 8/19/2026 (date of document).

Affiant Signature

08/20/2026

Date

State of Tennessee

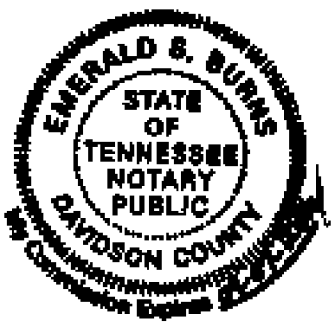
County of Davidson

Sworn to and subscribed before me this 20 day of August, 2026 .

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL



202608260078741