Karen Johnson Davidson County
Batch# 1467470 DEEDQC
09/02/2026 02:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260902-0081377

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CSW)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:
Jay Michael Lipschutz, Co-Trustee
Barbara Lynn Lipschutz, Co-Trustee
Jay and Barbara Lipschutz Trust
8168 Londonberry Road
Nashville, TN 37221

Send Tax Bills To:
same

Map/Parcel Number:
141 15 0D 147.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Jay M. Lipschutz and Barbara L. Lipschutz (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Jay Michael Lipschutz and Barbara Lynn Lipschutz, Co-Trustees, and their successors in trust, of the Jay and Barbara Lipschutz Trust dated August 27, 2026, a Tennessee community property trust (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson Cunty, Tennessee, being Lot No. 147 on the Plan of "Sheffield" on the Harpeth, Phase III-C of record in Book 7900, Page 591 amended in Book 9311, Page 192, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Jay M. Lipschutz and Barbara L. Lipschutz, husband and wife, by Warranty Deed dated July 1, 2019, from Mark S. Freedman and Leslie J. Klein, husband and wife, of record at Instrument No. 20190702-0064373 in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 8168 Londonberry Road, Nashville, Tennessee 37221.

This Property is being transferred expressly subject to all easements, restrictive covenants and conditions, limitations, restrictions, encumbrances, and other matters of public record that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Jay and Barbara Lipschutz Trust dated August 27, 2026, a Tennessee Community Property Trust, as community property, and to dissolve the tenancy by the entirety interest of Jay M. Lipschutz and Barbara L. Lipschutz, husband and wife, pursuant to T.C.A. §35-17-105(a).

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 27th day of August, 2026.

Jay M. Lipschutz, Grantor

Barbara L. Lipschutz, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Jay M. Lipschutz, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 27th day of August, 2026.

Notary Public

My Commission Expires January 22, 2030

CAROLANN S. WENZEL
TENNESSEE NOTARY PUBLIC
My Comm. Expires January 22 2030
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Barbara L. Lipschutz, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 27th day of August, 2026.

Notary Public

My Commission Expires: January 22, 2030

CAROLYN S WENZEL
TENNESSEE NOTARY PUBLIC
My Comm Expires January 22 2030
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Jay M. Lipschutz, Affiant

Subscribed and sworn to before me this 27th day of August, 2026.

Notary Public

My Commission Expires: January 22, 2030

CAROLYN S WENZEL
TENNESSEE NOTARY PUBLIC
My Comm Expires January 22 2030
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, 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 August 27, 2026.

Carolyn S. Wenzel

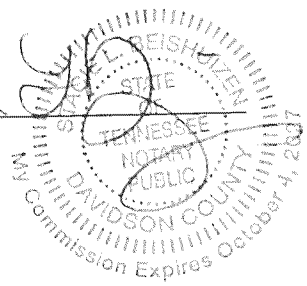
August 27, 2026

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 27th day of August, 2026.

Notary Public



My Commission Expires: 10/4/27