File No. 280800869

# QUITCLAIM DEED

Wendy L. Locke Notary Public State of Tennessee Wilson Co.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Jessica Talbott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 2008.

Wendy Locke
Notary Public

MY COMMISSION EXPIRES: 6-27-2011
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDQC
Recvd: 09/08/08 13:26 3 pgs
Fees:17.00 Taxes:0.00
**20080908-0091800**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James A. Peplinski | James A. Peplinski | 05208014200 |
| (NAME) | (NAME) | |
| 980 Sumac Way | Same | |
| (ADDRESS) | (ADDRESS) | |
| Fremont, CA 954539 | , | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**MOHR AND PEPLINSKI PROPERTIES**

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED UNTO

**JAMES A. PEPLINSKI AND WILLIAM D. MOHR**,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 21 on the Plan of Meadow Bend, Section 2, as shown by plat of record in Plat Book 5800, page 275, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mohr and Peplinski Properties by Deed from William Mohr and James A. Peplinski and Wife Mary Peplinski of record in Instrument Number 200403290034803, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1404-1406 Indian Woods, Madison, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this 27th day of August, 2008.

William D. Mohr

James A. Peplinski

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named James A. Peplinski and William D. Mohr the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 27th day of August, 2008.

Commission expires: 6-27-2011

Wendy L. Locke
State of Tennessee Notary Public
Wilson Co.

Notary Public

**File Number: 280800869**

**RETURN TO:**
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

**INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.**

**CERTIFICATE OF AUTHENTICITY**

I, MANDY ALSUP, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

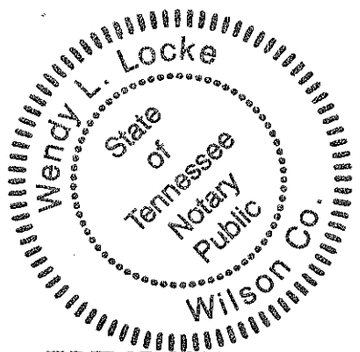
Attorney or Custodian

CUMBERLAND Title

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, WENDY L. LOCKE, a notary public for this county and state MANDY ALSUP, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 


Notary Public

My Commission Expires: _JUNE 27, 2011_____

280601332