Karen Johnson Davidson County
Batch# 767718 DEEDQC
12/06/2021 08:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211206-0161129

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox, PLLC**<br>**3811 Bedford Avenue**<br>**Suite [illegible]**<br>**Nashville, [illegible]**<br>**(615) [illegible]** | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration for this transfer is: $-0-.<br>Affiant<br>Subscribed and sworn to before me, this 3rd day of November, 2021.<br>Notary Public<br>My Commission Expires: 10/21/2023 |

36659

**QUITCLAIM DEED**

| | | |
|---|---|---|
| Address New Owner:<br>Michael G. Epley<br>Elizabeth Jane Abercrombie Epley<br>423 North Jefferson Street<br>Magnolia, AR 71753 | Send Tax Bills To:<br>Pinnacle Bank<br>150 3rd Ave. S. STE 1000<br>Nashville, TN 37201 | Tax Information:<br>Map and Parcel No.:<br>117130B03700 |

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, **MICHAEL G. EPLEY and ELIZABETH A. EPLEY, husband and wife** (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey unto **MICHAEL G. EPLEY and ELIZABETH JANE ABERCROMBIE EPLEY, TRUSTEES OF THE EPLEY JOINT REVOCABLE TRUST DATED JUNE 23, 2021**, its successors and assigns, all of his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Phase One of Abbottsford, as of record in Plat Book 6250, pages 419-421, amended in Book 6771, page 683, and in Book 6800, page 164, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description of the property.

Being the same property conveyed to Michael G. Epley and Elizabeth A. Epley, husband and wife, by warranty deed from John W. Hargis, Trustee of the Sandra W. Duncan Living Trust dated November 2, 2021, of record in Instrument No. 20211115-0151942, Register's Office for Davidson County, Tennessee.

This is improved property known as 126 Abbottsford, Nashville, Tennessee, 37215.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of November, 2021.

**GRANTOR:**

Michael G. Epley
**MICHAEL G. EPLEY**

Elizabeth A. Epley
**ELIZABETH A. EPLEY**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the County and State aforesaid, MICHAEL G. EPLEY and ELIZABETH A. EPLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 3rd day of November, 2021.

Notary Public

My Commission Expires: _____

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., 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 on 11/3/2021.

George E. Mudter, Jr.
Dated 11/3/2021

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 11/3/2021

My commission expires 10/2/2023

STACY L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023