Karen Johnson Davidson County
Batch# 819219 DEEDQC
03/10/2022 12:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220310-0027890

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Amanda K. Edwards** ("Grantor"), a single person , hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **James A. Peplinski,** (Grantee), all of his/her rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 205 on the plan of Debra Heights, Section II of record in Plat Book 3700, page 39, Register's Office for said County, to which reference is made for a more complete description.

Above described property is not the primary residence of the Grantor, and has been used for investment purposes only.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20190814-0080980** in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 23 day of **February, 2022.**

Amanda K. Edwards

CALIFORNIA NOTARY ACKNOWLEDGEMENT
(INDIVIDUAL)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Solano

On February 23 2022 before me, Tierra Renee Bowie Cameron Notary Public (insert name and title of the officer), personally appeared Amanda Kathleen Edwards, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Seal)

MY COMMISSION EXPIRES: 03/13/2025

TIERRA RENEE BOWIE-CAMERON
COMM. # 2351271
NOTARY PUBLIC - CALIFORNIA
SOLANO COUNTY
COMM. EXPIRES MAR. 13, 2025

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$113,014.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 28 day of **February, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS:	**843 Reeves Rd.** **Antioch, TN 37013**
TAX PARCEL NO.:	**148 16 0 034.00**
PROPERTY OWNER: OWNER'S ADDRESS:	**James A. Peplinski** **213 Totem Trail** **Rochester, NY 14617**
MAIL TAX BILLS TO:	**James A. Peplinski** **213 Totem Trail** **Rochester, NY 14617**

Certificate of Authenticity

I, Holly A Mason, 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 2/23/22.

Affiant Signature

3/2/22
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 2 day of March, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022