Karen Johnson Davidson County
Batch# 837678 DEEDQC
04/11/2022 12:18:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220411-0041750

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (JCG)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Address New Owner(s)	Send Tax Bills To:	Parcel ID
Nicholas S. Zeppos and Lydia A. Howarth 230 Lauderdale Road Nashville, TN 37205	Same	103-12-0-234.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration), and in order to create a tenancy by the entirety I, Nicholas S. Zeppos, pursuant to T.C.A. Section 66-1-109, do hereby quitclaim and convey unto my spouse and myself, Nicholas S. Zeppos and Lydia A. Howarth, as tenants by the entireties in and to the entire interest in the property previously held by me, the property described on Exhibit A hereto.

This is improved property known as 113 Mockingbird Road, Nashville, Tennessee.

The description herein is the same as that contained in the prior instrument.

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

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 31st day of March, 2022.

NICHOLAS S. ZEPPOS

This transfer is exempt from tax pursuant to T.C.A. §67-4-409(a)(3)(A).

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid NICHOLAS S. ZEPPOS, 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, at office, this 31st day of March, 2022.

Notary Public

My Commission Expires:
1/8/2024

POONAM BERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot(s) 10, in Block "B", as shown on the map entitled Plan of Cherokee Park, of record in Plat Book 547, pages 169 and 170, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Nicholas S. Zeppos, married, by Warranty Deed from Joseph M. Samfilippo, unmarried, and Richard J. Ash, unmarried, as joint tenants with right of survivorship, of record in Instrument No. 20181214-0121680, Register's Office, Davidson County, Tennessee.

26204308.4

Certificate of Authenticity

I, Adam F. Harrer, 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 March 31, 2022.

Date

Affiant Signature

04/04/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 04 day of April, 20 22.

Lucretia Albert

Notary's Signature

My Commission Expires: 1-3-23

Date

Notary's Seal (if on paper)

