Karen Johnson Davidson County
Batch# 854360 DEEDQC
05/12/2022 01:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220512-0054905

PREPARED BASED ON PRIOR DEED. TITLE SEARCH NOT PROVIDED

Prepared and Return to:
Amy Cross Nance Attorney at Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May, 2022.

Notary Public
My Commission Expires: 2/12/23

AMY CROSS NANCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

| Address New Owner | Send Tax Bills | Map-Parcel Numbers |
|---|---|---|
| Daniela P Pepperack Same<br>341 Edith Ave<br>Nashville TN 37207 | Same | 071-11-0-104.00 |

# QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Daniela Pavan Pepperack has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Daniela P. Pepperack, Trustee of the Daniela Pepperack Living Trust dated May 4, 2022, its successors and/or assigns, her entire right, title and interest in and to a certain tract of land in - Davidson County, Tennessee, described as follows:

> Being the Westerly one-half of Lot No. 10 on the Plan of Trinity Heights Addition, Subdivision of Bass Lands of record in Plat Book 161, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said part of Lot 10 fronts 50 feet on the Southerly side of Edith Avenue and extends back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Daniela Pavan Pepperack by deed from Jim Simpson and Mary Elizabeth Long-Simpson, husband and wife, of record in Instrument No. 20190304-0019220, Register's Office for Davidson County, Tennessee.

This is improved property known as 341 Edith Avenue, Nashville, Tennessee 37207.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 4th day of May, 2022.

Daniela Pavan Pepperack

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniela Pavan Pepperack the bargainor(s), 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 official seal at Brentwood, Tennessee, this 4th day of May, 2022.

Notary Public

My Commission expires 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Emily Holder, 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 this 4th day of May 2022

Dated May 4, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Emily Holder who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 4th day of May, 2022

My commission expires: 2/12/23

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY