Karen Johnson Davidson County
Batch# 914460 DEEDQC
09/09/2022 09:01:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220909-0101011

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 JOSEPH ROSS PEPPER, JR., AFFIANT Subscribed and sworn to before me, this 2 day of SEPTEMBER 2022. NOTARY PUBLIC My Commission Expires: 02-01-2023

JESSICA ANN CLEGG STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-01-2023

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
J. ROSS PEPPER, JR., TRUSTEE 2000 19th Avenue South, Nashville, TN 37212	New Owner	Map and Parcel No.: Map 104-12 Parcel 197

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Joseph Ross Pepper, Jr., ("Grantor") do hereby quitclaim, transfer and convey unto J. Ross Pepper, Jr., Trustee of the Pepper Family Revocable Trust, created July 15, 2022, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 2004 19th Avenue South, Nashville, Tennessee 37212, and more particularly described as follows:

Land in Davidson County, Tennessee, being the northerly half of Lot No. 35 on the Revised Plan of Geo. W. Blair's First Subdivision of Belmont Heights of record in Plat Book 332, page 28, as revised in Plat Book 332, page 56 and Plat Book 332, page 117, Register's Office for Davidson County, Tennessee.

Said northerly half of Lot No. 35 fronts 50. Feet on the east side of 19th Avenue South and runs back between parallel lines 156 feet to an alley.

Being the same property conveyed to Joseph Ross Pepper, Jr., unmarried, from Frank C. May and wife, Diane May, by Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 20020228-0025768.

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

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 2 day of SEPTEMBER 2022.

Joseph Ross Pepper, Jr., Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Joseph Ross Pepper, Jr.**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2 day of SEPTEMBER 2022.

Notary Public

My Commission Expires: 02-01-2023

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-01-2023