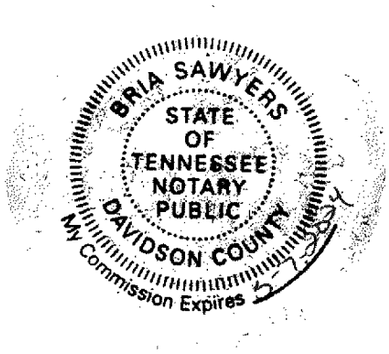
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19128-DJ

Karen Johnson Davidson County
Batch# 928704 DEEDQC
10/12/2022 12:34:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20221012-0111922

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON



The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 5th day of October, 2022.

Notary Public
My Commission Expires: 5-1-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James A. Peplinski 213 Totem Trail Rochester, NY 14617	New Owner	Davidson: 74-12-169.00 150-9-204.00 Rutherford: 17L-C-54.00 103O-K-2.03 14N-C33.00 Sumner: 126M-D-46.00 28M-A-9.01 126H-A-33.00 126M-D-50.00 Trousdale: 026I-A-005.00 Wilson: 093-009.20 053J-A-019.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **James A. Peplinski** ("Grantor") do/does hereby quitclaim and convey unto **James A. Peplinski, Trustee of the Peplinski Trust created February 26, 2013** ("Grantee"), his successors and assigns, all of the Grantor's right, title and interest in and to certain tracts or parcels of land located in Davidson, Rutherford, Wilson, Sumner, and Trousdale County, Tennessee and described within the Exhibit A attached hereto and made a part hereof by reference.

SEE ATTACHED EXHIBIT A

These are improved properties located at: **110 Hampton Drive, La Vergne, TN 37086**
214 Jacksonian Drive, Hermitage, TN 37076
3104 Kinwood Drive, Antioch, TN 37013
304 Sunset Trail, Mt Juliet, TN 37122
154 Yancey Place, Gallatin, TN 37066
114 Heritage Circle, LaVergne, TN 37086
4008 Fleetwood Drive, Westmoreland, TN 37186
102 South Electra Street, Gallatin, TN 37066
2005 Bradyville Pike, Murfreesboro TN 37130
107 Swisher Road, Hartsville, TN 37074
395 Ligon Road, Lebanon, TN 37090
149 Yancey Place, Gallatin, TN 37066

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.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5 day of October, 2022.

GRANTOR:

James A Peplinski

James A. Peplinski, aka James Peplinski

STATE OF NEW YORK
COUNTY OF MONROE

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James A. Peplinski the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of October, 2022.

Notary Public
My Commission expires: 05/14/2026

CHERYL KOMOROWSKI
Notary Public - State of New York
NO. 01KO6375102
Qualified in Monroe County
My Commission Expires May 14, 2026

Exhibit "A"
Property Description

Property 1:
110 Hampton Drive, LaVergne, Tennessee:
Land in Rutherford County, Tennessee, being all of Lot No. 54, Section One, Greenwood, Resubdivision of Lots 36 thru 39 & 48 thru 54, according to survey and plat of same appearing of record in Plat Book 14, page 81, in the Register's Office for Rutherford County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James A. Peplinski and wife, Mary L. Peplinski by Quitclaim Deed from Charles R. Johnson and Robin L. Johnson, husband and wife, dated February 14, 2007, recorded March 5, 2007, of record in Record Book 719, page 3441, Register's Office for Rutherford County, Tennessee. The said Mary Peplinski aka Mary Lee Peplinski having since died intestate on February 17, 2014, her interest passing to James Peplinski aka James A. Peplinski, as surviving tenant by the entirety.

Property 2:
214 Jacksonian Drive, Hermitage:
Land in Davidson County, Tennessee, being all of Lot No. 177, Section Two (Revised), Hermitage Hills, according to survey and plat of same appearing of record in Book 2900, page 112, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James A. Peplinski by Special Warranty Deed from Secretary of Veterans Affairs, dated June 6, 2003, recorded October 8, 2003, of record in Instrument No. 20031008-0149246, Register's Office for Davidson County, Tennessee.

Property 3:
3104 Kinwood Drive, Antioch:
Land in Davidson County, Tennessee, being all of Lot No. 132, Phase II, Section V, Forest View Park, according to survey and plat of same appearing of record in Book 6250, page 458, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James A. Peplinski and Mary Peplinski by Special Warranty Deed from Secretary of Veterans Affairs, dated December 18, 2002, recorded December 26, 2002, of record in Instrument No. 20021226-0158747, Register's Office for Davidson County, Tennessee. The said Mary Peplinski aka Mary Lee Peplinski having since died intestate on February 17, 2014, and having no children born or legally adopted, her interest passing to James Peplinski aka James A. Peplinski, as attested to in Affidavit of Heirship of record in Record Book 4305, page 234, Register's Office for Sumner County, Tennessee.

Property 4:
304 Sunset Trail, Mt. Juliet:
Land in Wilson County, Tennessee, being Lot No. 18 on the Plan of Section One, Rancho Acres of record in Plat Book 5, Page 27, in the Register's Office for Wilson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all of the property conveyed to James A. Peplinski, by deed from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 977, Page 1074, Register's Office for Wilson County, Tennessee, dated May 2, 2003 and recorded on May 8, 2003.

Property 5:
154 Yancey Place, Gallatin:
Land in Sumner County, Tennessee, being all of Lot No. 14, Final Plat, Laurelwood Subdivision, according to survey and plat of same appearing of record in Plat Book 13, page 216, in the Register's Office for Sumner County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to James A. Peplinski and Mary Peplinski by Cash Deed for Tennessee from Secretary of Housing and Urban Development, of Washington, D.C., dated October 9, 2003, recorded November 17, 2003, of record in Record Book 1893, page 801, Register's Office for Sumner County, Tennessee. The said Mary Peplinski aka Mary Lee Peplinski having since died intestate on February 17, 2014, and having no children born or legally adopted, her interest passing to James Peplinski aka James A. Peplinski, as attested to in Affidavit of Heirship of record in Record Book 4305, page 234, said Register's Office.

Property 6:
114 Heritage Circle, LaVergne:
Land in Rutherford County, Tennessee, being all of Lot No. 91, Final Plat, Phase Three, Section "F", Heritage Valley, according to survey and plat of same appearing of record in Plat Book 14, page 179, in the Register's Office for

Rutherford County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the property conveyed to James A. Peplinski by Quitclaim Deed from Charles Johnson and Robin Johnson, dated November 17, 2016, recorded January 10, 2017, of record in Record Book 1539, page 2047, Register's Office for Rutherford County, Tennessee.

Property 7:
4008 Fleetwood Drive, Westmoreland:
Land in Sumner County, Tennessee, being all of Lot No. 1, Final Plat, Hamilton Estates, according to survey and plat of same appearing of record in Plat Book 15, page 201, in the Register's Office for Sumner County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to James A. Peplinski and Mary Peplinski by Special Warranty Deed from Secretary of Veterans Affairs, dated August 22, 2002, recorded August 29, 2002, of record in Record Book 1536, page 87, Register's Office for Sumner County, Tennessee. The said Mary Peplinski aka Mary Lee Peplinski having since died intestate on February 17, 2014, and having no children born or legally adopted, her interest passing to James Peplinski aka James A. Peplinski, as attested to in Affidavit of Heirship of record in Record Book 4305, page 234, said Register's Office.

Property 8:
102 South Electra Street, Gallatin:
Tract I: Land in Sumner County, Tennessee, being Lot Number 30, in Holland Heights Number 1, to the City of Gallatin, Tennessee, of record in Plat Book 7, Page 32, Register's Office for Sumner County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Tract II: Lot or parcel of land situated, in the Third Civil District of Sumner County, Tennessee as follows: Beginning in the West right-of-way of South Electra Avenue same being the North East corner of Lot Number 30, Holland Heights Subdivision Number 1, as recorded in Plat Book 7, Page 32, said Register's Office, being the Southeast corner of the herein described tract; thence with Lot Number 30, South 69 degrees 30 minutes West 108 feet to a point in the East property line of Counce; thence with Counce North 3 degrees, 00 minutes East 123.5 to the Southwest corner of the lot upon which is situated a tool and die shop; thence with South line of said lot South 65 degrees 15 minutes East 78 feet; North 85 degrees 15 minutes East 18 feet to the West right of way of Electra Avenue; thence with Electra Avenue Southerly to the point of beginning, containing 0.2 acres, more or less.

Being the same property conveyed to James A. Peplinski and Mary Peplinski by Special Warranty Deed from Secretary of Veterans Affairs, dated December 18, 2002, recorded December 26, 2002, of record in Record Book 1620, page 254, Register's Office for Sumner County, Tennessee. The said Mary Peplinski aka Mary Lee Peplinski having since died intestate on February 17, 2014, and having no children born or legally adopted, her interest passing to James Peplinski aka James A. Peplinski, as attested to in Affidavit of Heirship of record in Record Book 4305, page 234, said Register's Office.

Property 9:
2005 Bradyville Pike, Murfreesboro:
Land in Rutherford County, Tennessee, being all of Lot No. 2, Section I, Carolyn Court, according to survey and plat of same appearing of record in Plat Book 11, page 259, in the Register's Office for Rutherford County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

INCLUDED in the above-described parcel but specifically EXCLUDED therefrom is all of that property conveyed to the State of Tennessee in fee simple in Warranty Deed, Drainage Easement, Permanent Slope Easements and Temporary Construction Easements of record in Record Book 2100, page 2574; as corrected in Record Book 2259, page 2024, Register's Office for Rutherford County, Tennessee, being further described as follows, to-wit:

FEE SIMPLE RIGHT OF WAY:

BEGINNING AT A POINT IN THE NORTHWEST CORNER OF THIS TRACT IN THE PROPOSED RIGHT OF WAY OF BRADYVILLE PIKE, SAID POINT BEING 32.50 FEET LEFT OF BRADYVILLE PIKE CENTERLINE STATION 701+76.28; THEN,

1. A BEARING SOUTH 37 DEGREES 04 MINUTES 35 SECONDS EAST AND A DISTANCE OF 103.70 FEET THEN,

2. A BEARING NORTH 80 DEGREES 47 MINUTES 46 SECONDS WEST AND A DISTANCE OF 3.28 FEET THEN,

3. A BEARING NORTH 37 DEGREES 00 MINUTES 07 SECONDS WEST AND A DISTANCE OF 103.10 FEET THEN,

4. A BEARING SOUTH 87 DEGREES 22 MINUTES 07 SECONDS EAST AND A DISTANCE OF 2.77 FEET TO THE POINT OF BEGINNING, HAVING 227 SQ.FT., MORE OR LESS.

Being the same property conveyed to James Peplinski and wife, Mary Peplinski by Quitclaim Deed from Charles R. Johnson and wife, Robin L. Johnson, dated April 25, 2008, recorded May 2, 2008, of record in Record Book 840, page 1560, Register's Office for Rutherford County, Tennessee. The said Mary Peplinski having since died on February 17, 2014, property vesting solely with James Peplinski by operation of law as sole surviving heir in the entirety.

Property 10:
107 Swisher Road, Hartsville:
All of that tract or parcel of land, lying and being in the First Civil District of Trousdale County, Tennessee, being Lot No. 5 on the Plan of Shady Grove Estates of Record in Plat Book 1, Page 76, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James A. Peplinksi and Mary Peplinski, by Deed dated April 1, 2004 and recorded April 7, 2004 in Record Book 10, page 503, Register's Office for Trousdale County, Tennessee. The said Mary Peplinski aka Mary Lee Peplinski having since died intestate on February 17, 2014, and having no children born or legally adopted, her interest passing to James Peplinski aka James A. Peplinski, as attested to in Affidavit of Heirship of record in Record Book 4305, page 234, Register's Office for Sumner County, Tennessee.

Property 11:
395 Ligon Road, Lebanon:
Land in Wilson County, Tennessee, being Lot No. 6 on the Plan of Survey of The Property of Ronnie G. & Gail H. Anderson of record in Plat Book 21, Page 640, as corrected and re-recorded in Plat Book 21, Page 729, in the Register's Office for Wilson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all of the property conveyed to James A. Peplinski, by deed from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 974, Page 2352, Register's Office for Wilson County, Tennessee, dated April 17, 2003 and recorded on Arpil 30, 2003.

Property 12:
149 Yancey Place, Gallatin:
Land in Sumner County, Tennessee, being all of Lot No. 18, Final Plat, Laurelwood Subdivision, according to survey and plat of same appearing of record in Plat Book 13, page 216, in the Register's Office for Sumner County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to James A. Peplinski and Mary Peplinski by Cash Deed for Tennessee from Secretary of Housing and Urban Development, of Washington, D.C., dated October 9, 2003, recorded November 17, 2003, of record in Record Book 1893, page 793, Register's Office for Sumner County, Tennessee. The said Mary Peplinski aka Mary Lee Peplinski having since died intestate on February 17, 2014, and having no children born or legally adopted, her interest passing to James Peplinski aka James A. Peplinski, as attested to in Affidavit of Heirship of record in Record Book 4305, page 234, said Register's Office.

Certificate of Authenticity

I, Kirsten Virden, do hereby make oath that I am 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 10/5/2022.

Kirsten Virden — 10/5/2022

Affiant Signature — Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of October, 2022..

Bria Sawyers

Notary's Signature

My Commission Expires: 5-7-2024

Notary's Seal

