Karen Johnson Davidson County
Batch# 947278 DEEDQC
12/05/2022 10:33:29 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221205-0126633

This Instrument Prepared By:
CAMERON WORLEY, P.C.
112 Westwood Place, Suite 240
Brentwood, Tennessee 37027

Address of New Owner:
Timothy Kent Pepper
8935 Sawyer Brown Road
Nashville, TN 37221

Send Tax Bills To:
New Owner

Map-Parcel Numbers:
142090H05200CO

FIDUCIARY QUITCLAIM DEED

Pursuant to the provisions of, and as and for a distribution from, the Cassell 2020 Revocable Trust dated June 15, 2020, and for no other consideration, I, MARK J. PEPPER, SUCCESSOR TRUSTEE OF THE CASSELL 2020 REVOCABLE TRUST U/A DATED JUNE 15, 2020, the Grantor herein, has bargained and sold and do hereby transfer, quitclaim, and convey unto TIMOTHY KENT PEPPER, the Grantee herein, his successors and assigns, all right, title, and interest in and to certain real estate located in Davidson County, Tennessee, being more particularly described as follows:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows to-wit: Unit No. 8935, together with the carport designated No. 8935-C, in River Plantation Section IX, Phase II-D, a condominium, a horizontal property regime located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section IX, Phase II-D Condominium Apartments recorded in Book 7900, Page 520 et seq., Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, Page 341, et seq., Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section IX, Phase II-D Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, Page 341-356 and further described in annexation documents of record in Book 8844, Page 642, as corrected in Book 8975, Page 89, said Register's Office are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Marjorie L. Cassell, Trustee of the Cassell 2020 Revocable Trust U/A dated June 15, 2020 by Quitclaim Deed from Marjorie L. Cassell of record as Instrument No. 20200626-0069141, Register's Office for Davidson County, Tennessee.

This is improved property known as 8935 Sawyer Brown Road, Nashville, Tennessee 37221.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and/or all instruments of record in the Register's Office of this county affecting this property.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand on this, the 1 day of December, 2022.

CASSELL 2020 REVOCABLE TRUST AGREEMENT DATED JUNE 15, 2020

By: _____
Mark J. Pepper, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Emma Jones, a Notary Public of said state and county aforesaid, personally appeared Mark J. Pepper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), evidence and who, upon oath, acknowledged himself to be successor Trustee of the CASSELL 2020 REVOCABLE TRUST DATED JUNE 15, 2020, the within named bargainor, and that he, as such successor Trustee, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, at office in Brentwood, Tennessee, this 1 day of December, 2022.

EMMA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-7-2026

_____
NOTARY PUBLIC
My Commission Expires: September 7, 2026

PURSUANT TO T.C.A.§67-4-409(a)(6), THIS DEED EVIDENCES A TRANSFER OF THE SUBJECT PROPERTY BY THE TRUSTEE FROM A REVOCABLE LIVING TRUST TO IMPLEMENT A TESTAMENTARY DEVISE BY THE TRUSTOR OF THE TRUST. PURSUANT TO T.C.A. §67-4-409(a)(5), NO VALUATION OATH IS REQUIRED.