Prepared by: John Forrest Kelly, Attorney, 1503 16th Ave S, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Pursuant to Tenn. Code Ann. § 66-24-121(a), the legal description is the same as in the previous deeds of record.

Karen Johnson Davidson County
Batch# 982215 DEEDQC
03/20/2023 08:35:19 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230320-0019628

NANCY MASON

TO: QUITCLAIM DEED

NANCY MASON, Trustee of the
NANCY MASON REVOCABLE TRUST dated October 19, 2022

THIS QUITCLAIM DEED OF REALTY, executed as of the 19th day of October, 2022, by Grantor, NANCY MASON, an unmarried woman, to Grantee, NANCY MASON, Trustee of the NANCY MASON REVOCABLE TRUST dated October 19, 2022, and any amendments thereto,

WITNESSETH:

That Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title and interest, in and to certain realty situated in Davidson County, State of Tennessee, being bounded and described as follows:

PARCEL I:

Land in Davidson County, being land in the 2nd, formerly the 3rd, Civil District of said County, being the westerly part of Lot No. 2 and the easterly part of Lot No. 1 on the easterly part of Lot No. 1 on the Division of John Pope's Estate, of record in Minute Book "R", page 351, Circuit Court for said County, and the southerly part of said part of Lot No. 2 being also shown as the westerly part of Lot No. 1 and the southerly part of said Lot No. 1 being also shown as the easterly part of 9 1/2 acre tract lying adjacent to and west of said Lot No. 1 on the survey of the Aaron Charlton Land as of record in Plan Book 2, page 66, Chancery Court of Nashville, described according to a survey made by Clyde D. Anderson, Surveyor, dated August 20, 1960, as follows:

Beginning at a point on the northerly margin of Hamilton Church Road, said point being South 88 degrees 30' East, 157.6 feet from the southeast corner of the property conveyed to Luch Fletcher by deed from Larry L. Foster and wife, of

record in Book 2696, page 255, said Register's Office, thence North 0 degrees 50' East, 500 feet and South 88 degrees 30' East 101.8 feet to an iron pin; thence South 0 degrees 39' West 200 feet to an iron pin; thence south 0 degrees 07' West 300 feet to the northerly margin of Hamilton Church Road, thence with the same, North 88 degrees 31' West 100 feet to the point of beginning.

Being the same property conveyed to Nancy Mason by deed from Pearl Glendon Cantrell and wife, Donna B. Cantrell, dated March 2, 1989 and recorded March 6, 1989 of record in Deed Book 7786, Page 259, in the Register's Office for Davidson County, Tennessee.

PARCEL II:

A certain condominium apartment in Davidson County, TN, described as Unit 236 Pepper Ridge Condominiums, a Horizontal Property Regime, located on Pepper Ridge Circle, Davidson County, TN, as shown on the plat of Pepper Ridge Condominiums, Phase 2, recorded in Plat Book 6900, page 689, said Register's Office and described in a Master Deed recorded in Book 7466, page 248 and Book 8672, page 17, said Register's Office, 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 Pepper Ridge Condominiums, Condominium Apartments contained in the Master Deed recorded in Book 7466, page 248 and Book 8672, page 17, By-laws recorded in Book 11634, page 91 and the Declaration of Covenants, Conditions and Restrictions of record in Book 7466, page 248, Book 8672, page 17, Book 9321, page 18 and Book 8856, page 867, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Nancy A. Mason, an unmarried woman by Warranty Deed from William R. Mosley and wife, Sharon Gayle Mosley, dated January 7, 2008 and recorded January 9, 2009 of record in Instrument No. 20090109-0002331, in the Register's Office for Davidson County, Tennessee.

Nancy Mason and Nancy A. Mason being one and the same person.

IN WITNESS WHEREOF, Grantor has executed this deed as of the day written first herein.

NANCY MASON

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, NANCY MASON the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person has executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 19th day of October, 2022.

My Commission Expires:
09/08/25.

ERIN WALTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Property Owners Name
And Mailing Address:

Nancy Mason, Trustee of the
Nancy Mason Revocable Trust
dated October 19, 2022
509 Lexington Drive
Lebanon, TN 37087

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Addresses:

Map and Parcel Nos.

Parcel I:
3294 Hamilton Church Road
Antioch, TN 37013

150 14 0 092.00

Parcel II:
236 Pepper Ridge Circle
Antioch, TN 37013

149 05 0A 236.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(F).