Karen Johnson Davidson County
Batch# 1027140 DEEDQC
07/18/2023 08 40 49 AM 2 pgs
Fees $12 00 Taxes $0 00
20230718-0055015

THIS INSTRUMENT PREPARED BY
Jonathan S Faught, Attorney
5110 Maryland Way, Ste 120
Brentwood, TN 37027

Address of Owner:	Send Tax Bills To:	Map-Parcel No.:
Jeff C. Estepp and Trina Estepp 3616 A Westbrook Avenue Nashville, TN 37205	Same	104-05-04-360.00

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANTHING SET FORTH HEREIN.

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Jeff C. Estepp and Trina Estepp, husband and wife ("Grantor"), hereby this day grant, bargain, sell, quitclaim, transfer, and convey unto Jeffrey Charles Estepp and Trina Roberts Estepp, Trustees of the JT Legacy Revocable Trust dated February 15, 2023 ("Grantee"), and its successors and assigns all of Grantors rights, title, and interest in certain real estate in Davidson County, Tennessee ("Property"), more particularly described as follows.

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Westbrook 2 Lot Subdivision of record in Plat at Instrument No. 20140507-0038778, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Jeff C. Estepp and Trina Estepp, husband and wife by Quitclaim deed from Jeff Estepp, LLC of record in Instrument No. 20210616-0081315 Register's Office for Davidson County, Tennessee, dated June 15, 2021, and recorded on June 16, 2021.

This conveyance is subject to any and all existing restrictions and easement of records.

This is improved property identified as 3616 A Westbrook Avenue, Nashville, TN 37209.

IN WITNESS WHEREOF, Jeff C. Estepp and Trina Estepp, husband and wife have executed this Quitclaim Deed as of the 13th day of July, 2023.

Jeff C. Estepp

Trina Estepp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of this County, Jeff C. Estepp and Trina Estepp, husband and wife, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND, and official seal this 13 day of July, 2023

Sally Elpers
State of Tennessee Notary Public
Davidson County

Sally Elpers
Notary Public

My commission expires: 10-2-23

Transfer tax on this transfer is exempt under the provisions of section 67-4-409, et. seq , on the Tennessee Code Annotated.

Jeff Estepp

Sworn and subscribed to before me this 13 day of July, 2023.

Sally Elpers
State of Tennessee Notary Public
Davidson County

Sally Elpers
Notary Public

My Commission Expires: 10-2-23