THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC
P. O. Box 527
885 Conference Drive, Suite 500
Goodlettsville, Tennessee 37072

Karen Johnson Davidson County
Batch# 1036109 DEEDQC
08/08/2023 01:38:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230808-0061459

QUITCLAIM DEED

Address New Owner	Send Tax Bills To:	Map-Parcel
Ron Eric Pepper **625 Highland View Court** **Hermitage, TN. 37076**	Same	075-11-0-007.00

FOR AND IN CONSIDERATION of Zero Dollars ($0.00), cash in hand paid, the receipt of which is hereby acknowledged, **Debra Pepper and Ron Pepper, Trustees of the Pepper Family Trust dated October 15, 2019, and Debra Pepper, individually**, by these presents do hereby quitclaim and convey unto **Ron Eric Pepper, a single person,** and his, heirs, successors and assigns, all their right, title and interest in and to the following described tract of land.

Land in Davidson County, Tennessee, being Lot No. 426 on the Plan of Section 2, Highlands of Tulip Grove, of record in Plat Book 4675, Page 93, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 426 fronts 80 feet on the Easterly margin of Highland View Court and extends back between lines measuring 137.14 feet on the Northern margin of said lot and line measuring 144.25 feet on the Southern margin of said lot to a dead line in the rear measuring 80.32 feet thereon.

Being the same property conveyed to Debra Pepper and Ron Pepper, Trustees of The Pepper Family Trust dated October 15, 2019 by Warranty deed from Kerry Gooch, Trustee of Glen Clifford Barnhill Special Needs Trust UAD 8/29/2015 dated November 5, 2015, of record in Instrument No. 20200204-0012762 Register's Office for Davidson County, Tennessee, dated January 31, 2020 and recorded on February 04, 2020.

Ron Eric Pepper and Ron Pepper are one and the same person. Debra Dimmitt Pepper and Debra Pepper are one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record.

Witness my hand this 3 day of August, 2023, the bargaining party, having caused my name to be signed hereto on said day and date.

X _____

RON PEPPER, Trustee of the Pepper Family Trust dated October 15, 2019

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **RON PEPPER, Trustee of the Pepper Family Trust**, the within named bargainor, 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 at Goodlettsville, TN, this the 3 day of August, 2023.

_____
NOTARY PUBLIC AT LARGE

My Commission Expires: 12/03/2024

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Court Order in a pending divorce action styled **Debra Dimmitt Pepper** vs. **Ron Eric Pepper**, Civil Action No. 22D99 in the Third Circuit Court for Davidson County, Tennessee, and that there was no other consideration given for the transfer.

X _____
AFFIANT, **RON ERIC PEPPER**

Sworn to and subscribed before me, this the 3 day of August, 2023.

_____
NOTARY PUBLIC

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES: 12/02/2024

Witness my hand this 2nd day of August, 2023, the bargaining party, having caused my name to be signed hereto on said day and date.

Debra Pepper
DEBRA PEPPER, individually

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Danielle Hendrickson, a Notary Public in and for said County and State, **DEBRA PEPPER**, the within named bargainor, 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 at Nashville, TN, this the 2nd day of August, 2023.

Danielle Hendrickson
NOTARY PUBLIC AT LARGE
My Commission Expires: 9-8-25

DANIELLE S HENDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Witness my hand this 2nd day of August, 2023, the bargaining party, having caused my name to be signed hereto on said day and date.

Debra Pepper

DEBRA PEPPER, Trustee of the Pepper Family Trust dated October 15, 2019

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Danielle Hendrickson, a Notary Public in and for said County and State, **DEBRA PEPPER, Trustee of the Pepper Family Trust**, the within named bargainor, 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 at Nashville, TN, this the 2nd day of August, 2023.

Danielle Hendrickson

NOTARY PUBLIC AT LARGE

My Commission Expires: 9-8-25

DANIELLE S HENDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, do hereby make oath that I am a licensed attorney and/or 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 **8/2/2023** [DATE].

AFFIANT SIGNATURE

August 2, 2023
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **2nd** day of **August**, 2023.

Notary Signature
My Commission Expires: 4/26/25
[SEAL]

