This instrument was prepared by:

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Pick Up

Karen Johnson Davidson County
Batch# 1038945 DEEDQC
08/16/2023 12 42 43 PM 4 pgs
Fees $22 00 Taxes $0 00
20230816-0063846

QUITCLAIM DEED

FROM: MARY TAYLOR TEPPER, Grantor

TO: JOHN BENJAMIN COLLIER, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
John Benjamin Collier 2204A 11th Avenue South, Nashville, Tennessee 37204	Same	105131B00100CO

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

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 Final Decree of Divorce and Marital Dissolution Agreement in the case styled **Mary Taylor Tepper v. John Benjamin Collier, Davidson County Third Circuit Court, Nashville, Tennessee, Docket #23D353** and that there was no other consideration given for the transfer

SUBSCRIBED AND SWORN TO before me, this the 10th day of August, 2023.

LESA L. KUPCHIK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Lesa L Kupchik
Notary Public
My Commission Expires: 2-28-2026

Mary Taylor Tepper

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement

executed in that certain case styled **Mary Taylor Tepper v. John Benjamin Collier, Davidson County Third Circuit Court, Nashville, Tennessee, Docket #23D353**. Accordingly, **Mary Taylor Tepper** does hereby quitclaim unto the said **John Benjamin Collier**, his heirs, successors, and assigns, all of her right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, as described more fully in Exhibit A attached hereto.

The Property is improved property known as 2204A 11th Avenue South, Nashville, Davidson County, Tennessee 37204.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This instrument has been prepared based on information provided by Grantor and Grantee.

[SIGNATURE PAGE TO FOLLOW]

Witness my hand this 10th day of August, 2023.

GRANTOR:

MARY TAYLOR TEPPER

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, Lesa L. Kupchik a Notary Public of said County and State, MARY TAYLOR TEPPER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Franklin, Tennessee, this 10th day of August, 2023.

LESA L. KUPCHIK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2-28-2026

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Unit A, as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for 2204 11th Avenue South Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150102-0000193, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John B. Collier, by Warranty Deed dated August 18, 2020, of record in Instrument Number 20200819-0093485, Register's Office for Davidson County, Tennessee.