Karen Johnson Davidson County
Batch# 1041501 DEEDQC
08/23/2023 08:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230823-0065716

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Debora Rae Peffer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August, 2023.

Notary Public

MY COMMISSION EXPIRES: 09.07.2026

(AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON My Comm. Exp. September 07, 2026

WG-23-400-QCD

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Debora R. Peffer, Trustee of The Debora R. Peffer Revocable Trust	**Same as owner**	
(NAME) **400 Claircrest Dr,**	(NAME)	**162-01-0B-007.00-CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEBORA RAE PEFFER,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **DEBORA R. PEFFER, TRUSTEE OF THE DEBORA R. PEFFER REVOCABLE TRUST** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 7 on the Plan of CLAIRMONT, Phase 3, of record in Plat Book 6050, Page 410, amended in Plat Book 6050, Page 486 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 the same property conveyed to Debora Rae Peffer, unmarried by Warranty Deed from Blair O. White, a married person of record in Instrument No. 20210817-0110800, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **400 Claircrest Dr, Antioch, Tennessee 37013**.

Witness my/our hand(s) this the 17th day of August, 2023.

Debora Rae Peffer

Debora Rae Peffer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORA RAE PEFFER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of August, 2023.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, Gabriel R. Lutz, 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 **08/17/2023** (date of document).

Affiant Signature

Date **08/17/2023**

State of New York

County of Clinton

Sworn to and subscribed before me this **17** day of **August**, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027