Karen Johnson Davidson County
Batch# 1083556 DEEDQC
12/19/2023 10:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231219-0097667

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$0.00.**

Subscribed and sworn to before me this 9th day of December, 2023.

Notary Public **Affiant**

My Commission Expires: 4/26/2025

ELIZABETH G. COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

QUITCLAIM DEED

Address New Owner	Send Tax Bills To:	Map-Parcel
The Pepper Family Trust Dated November 27, 2023 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, **Ron Eric Pepper, a single person**, by these presents do hereby quitclaim and convey unto **The Pepper Family Trust dated November 27, 2023,** and its heirs, successors and assigns, all his 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 Ron Eric Pepper by Quitclaim deed from Debra Pepper and Ron Pepper, Trustees of the Pepper Family Trust dated October 15, 2019 and Debra Pepper, individually, of record in Instrument No. 20230808-0061459 Register's Office for Davidson County, Tennessee, dated August 3, 2023 and recorded on August 8th, 2023. (Value of consideration shown in aforementioned deed $0.00)

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

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

Witness my hand this 19 day of December, 2023, the bargaining party, having caused my name to be signed hereto on said day and date.

RON ERIC PEPPER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Suanne K Toonk, a Notary Public in and for said County and State, **RON ERIC 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 Goodlettsville, this the 19th day of Dec, 2023.

NOTARY PUBLIC AT LARGE

My Commission Expires: 3/25/2026

STATE OF TENNESSEE NOTARY PUBLIC SUANNE K TOONK COUNTY OF SUMNER MY COMMISSION EXPIRES MARCH 25, 2026

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

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 **12/19/2023** [DATE].

AFFIANT SIGNATURE

12/19/2023
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **19th** day of **December**, 2023.

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

