Name and Address of New Owner:
Sari J. Casper
481 Hogan Rd.
Nashville, TN 37220

Send Tax Bills To:
Sari J. Casper
481 Hogan Rd.
Nashville, TN 37220

Karen Johnson Davidson County
Batch # 1087641 DEEDQC
01/02/2024 01:45:58 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240102-0000255

This Instrument Prepared By:
Mark L. Kent
Landmark Title, LLC
6 North Public Square
Murfreesboro, TN 37130

Map & Parcel No: 146-16-0-028.00

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **John Patrick Casper, Trustee of the John P. Casper Trust dated October 17, 1995,** "the Grantor," does hereby remise, release and forever quit claim unto **Sari J. Casper,** "the Grantee," with an address of 481 Hogan Rd.; Nashville, TN 37220, the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Brentwood Hall, Section IV of record in Plat Book 2083, Page 90, 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 Steven A. Duffy and Wendy K. Duffy, husband and wife by Warranty deed from Craighead Patten Properties II, a Tennessee general partnership of record in Instrument No. 20121105-0101409 Register's Office for Davidson County, Tennessee, dated November 01, 2012 and recorded on November 05, 2012.

Being the same property conveyed by Steven A. Duffy and Wendy K. Duffy, husband and wife, unto John Patrick Casper, Trustee of John P Casper Trust dated October 17, 1995, of record in instrument No. 20230830-0067893, in the Register's office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

IN WITNESS WHEREOF, Grantor has caused this Quit Claim Deed to be executed on the 10th day of December, 2023.

John Patrick Casper, Trustee of the John P. Casper Trust dated October 17, 1995

STATE OF _____
COUNTY OF _____

On this _____ day of _____, 2023, before me personally appeared John Patrick Casper, Trustee of the John P. Casper Trust dated October 17, 1995, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this _____th day of _____, 2023.

SEE ATTACHED

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

John Patrick Casper, Trustee of the John P. Casper Trust dated October 17, 1995

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the
2 **Day of** January, 2024.
Brandi Weis, **Deputy Register**

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of PLACER)

On DECEMBER 6, 2023 before me, Cameo Townzen, Notary Public
(insert name and title of the officer)

personally appeared John Patrick Casper,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CAMEO TOWNZEN
Notary Public - California
Placer County
Commission # 2431645
My Comm. Expires Dec 19, 2026

Signature _____ (Seal)