Karen Johnson Davidson County
Batch# 1157417 DEEDQC
07/12/2024 11:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240712-0052523

PREPARED BY:

Sophie L. Buntin, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | SOPHIE@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Lisa Bashinsky
AFFIANT

Subscribed and sworn to before me on this day, July 12, 2024.

Notary Public

My Commission Expires: _____

SOPHIE LANG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES 05/18/2027

New Owner Address:
Pepito Trust
4301 Utah Avenue
Nashville, TN 37209

Send Tax Bills To:
Same

Map-Parcel Number:
104.01-0-217.00

QUITCLAIM DEED

Lisa Bashinsky ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Pepito Trust**, dated July 12, 2024 ("Grantee"), a joint revocable trust established by the Grantor and the Grantor's spouse, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Grantor's spouse, **John Joseph Brassil, Jr.**, as evidenced by his signature below, hereby joins with Grantor in the conveyance set forth herein.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **July 12, 2024**.

Lisa Bashinsky

John Joseph Brassil, Jr.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Lisa Bashinsky and John Joseph Brassil, Jr.**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such personss free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, July 12, 2024.

Notary Public

My Commission Expires: _____

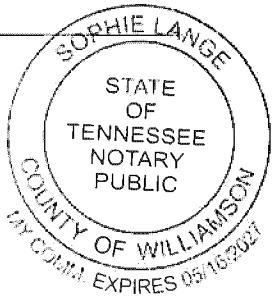


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Part of West Grove Subdivision as of record in Plat Book 421, page 109, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Lisa Bashinsky, unmarried, from Jana Gail Fly, unmarried, by deed of record in Instrument No. 20040421-0045399, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 219 38th Avenue North, Nashville, TN 37209.

CERTIFICATE OF AUTHENTICITY

I, Sophie L. Buntin, Esq., do hereby make oath that I am a licensed attorney and 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 July 12, 2024.

Affiant Signature

7-12-24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, July 12, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 08/13/2027