Karen Johnson Davidson County
Batch# 1157417 DEEDQC
07/12/2024 11:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240712-0052524

PREPARED BY:

Sophie L. Buntin, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

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

Notary Public

My Commission Expires: _____

SOPHIE LANGE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/16/2027

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

Send Tax Bills To:
Same

Map-Parcel Number:
090-08-0-045.00

QUITCLAIM DEED

Lisa Bashinsky and John Brassil, Jr., wife and husband (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Pepito Trust**, dated July 12, 2024 ("Grantee"), a joint revocable trust established by Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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 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 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 persons' 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: _____

SOPHIE LANGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES 05/10/2027

EXHIBIT A

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of West Nashville Annex of record in Plat Book 3106, Page 25, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 2:
Land in Davidson County, Tennessee, being the northwesterly one-half of Alley No. 1502 adjoining the southeasterly property line of Tract 1, and being that portion of the alley closed by Metro Ordinance No. 088-161.

Being the same property conveyed to Lisa Bashinsky and John Brassil, Jr., wife and husband, from Deborah Lee Cook, unmarried, by deed of record in Instrument No. 20141003-0091892, 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 6406 Frisco Ave, 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 09/19/2027