Prepared by: John W. Crow, II, Attorney, 1503 16th Ave S, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Karen Johnson Davidson County
Batch # 1164300 DEEDWARR
07/30/2024 01:33:11 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240730-0057651

ALLISON B. TEPLEY, ET VIR

TO: WARRANTY DEED

ALLISON BOYD TEPLEY and NIR RACHMEL, Trustees of the TEPLEY AND RACHMEL FAMILY REVOCABLE LIVING TRUST dated July 29, 2024

THIS DEED OF REALTY, executed as of the 29 day of July, 2024, by and between, ALLISON B. TEPLEY and NIR RACHMEL, wife and husband, ("Grantors"), and ALLISON BOYD TEPLEY and NIR RACHMEL, Trustees of the TEPLEY AND RACHMEL FAMILY REVOCABLE LIVING TRUST dated July 29, 2024, and any amendments thereto, ("Grantees"),

WITNESSETH:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees, all of Grantors' right, title and interest, to have and to hold and to their heirs and assigns forever, in fee simple, certain realty, with any and all improvements thereon, situated in Davidson County, Tennessee, being bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 25, Block C on the Plan of Cherokee Park Second Section, as of record in Plat Book 547, Page 175 and 176, Registers Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Allison B. Tepley and Nir Rachmel, wife and husband, by Warranty Deed from Kristyn Osborn, unmarried, dated June 29, 2021, and recorded June 30, 2021, of record in Instrument No. 20210630-0088484, in the Register's Office of Davidson County, Tennessee.
>
> This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws,

restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cherokee Park Second Section, as recorded in Plat Book 547, Page(s) 175-176.

The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, for the express purpose of perfecting the immunities and protections of said statute as provided therein.

That Grantors (1) covenant that they are lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2024 taxes which Grantees assume; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims, subject, however, to all legally enforceable restrictions and easements of record and in existence in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

ALLISON B. TEPLEY Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, ALLISON B. TEPLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 29 day of July, 2024.

My Commission Expires:

March 8, 2026.

RACHEL REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2028

Notary Public

NIR RACHMEL Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, NIR RACHMEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 29 day of July, 2024.

My Commission Expires:

March 8, 2028.

RACHEL REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2028

Notary Public

Property Owners Name And Mailing Address:	Person or Entity Responsible for Payment of Property Taxes:
Allison Boyd Tepley and Nir Rachmel, Trustees of the Tepley and Rachmel Family Revocable Living Trust 226 Lauderdale Road Nashville, TN 37205	SAME/OWNER
Property Address:	Map and Parcel No.:
226 Lauderdale Road Nashville, TN 37205	103 12 0 128.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).