THIS INSTRUMENT PREPARED BY:
Katlin R. Warner
Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville, TN 37201

Karen Johnson Davidson County
Batch # 1175099 DEEDQC
08/28/2024 01:34:16 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240828-0066234

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID:
Thomas G. Pappas, Jr., Trustee of the Thomas G. Pappas, Jr. Revocable Trust 714 Rosewood Avenue Nashville, TN 37212	(same)	11704008900

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, and for the express purpose of funding a revocable trust pursuant to the terms thereof, I, THOMAS G. PAPPAS, JR., by these presents do hereby quitclaim and convey unto THOMAS G. PAPPAS, JR., TRUSTEE OF THE THOMAS G. PAPPAS, JR. REVOCABLE TRUST U/T/A DATED August 26, 2024, his successors and assigns, with full power to sell, transfer, convey, mortgage or encumber in any manner whatsoever, all without joinder of any other party, all my right, title and interest in and to that certain tract or parcel of improved real property located in Davidson County, Tennessee, and more fully described as follows:

Land in Davidson County, Tennessee, being the west 20 feet of Lot No. 267 and the East 40 feet of Lot No. 268 on the Plan of Belmont Land Co.'s Plan of record in Book 421, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lots adjoin and front together 60 feet on the North side of Rosewood Avenue and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to Thomas G. Pappas, Jr. by Warranty Deed from Breckenridge Investments TN, LLC of record in

Instrument No. 20220714-0080981, Register's Office for Davidson County, Tennessee.

This improved property is known as 1714 Rosewood Avenue, Nashville, TN 37212.

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

WITNESS my hand this 26th day of August, 2024.

THOMAS G. PAPPAS, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared THOMAS G. PAPPAS, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26 day of August, 2024.

Katlin Ryan
Notary Public

My Commission Expires:
01/06/2025

KATLIN RYAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 6, 2025
COUNTY OF DAVIDSON

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C). No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).