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This Instrument Prepared By:
K. Brian Hay, Attorney at Law
104 West 6th Street, Suite 200
Columbia, TN 38401

Karen Johnson
Batch # 1189928
10/04/2024 12:03:57 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20241004-0077256

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
J.D.P. Properties, L.P.	Same as New Owner
P.O. Box 1516	
Franklin, TN 37065	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Susan Bowling, Trustee of the Delmer H. Peppers Revocable Trust, as beneficiary under the Last Will and Testament of Delmer H. Peppers, deceased** *(herein called "Grantor")*, does hereby convey, transfer, remise, release, relinquish and quitclaim to **J.D.P. Properties, L.P., a Tennessee limited partnership** *(herein called "Grantee")*, all of Grantor's right, title and interest in and to the following described property situated and located in Maury County, Tennessee, to wit:

Land in Davidson County, Tennessee, being party of Lots Nos. "A" and "C" on the corrected Plan of E. J. Childers Subdivision of J. H. Ambrose Tract, as of record in Book 332, page 134, of the Register's Office for Davidson County, and being a part of Original Lot No. 3 on the Plan of record in Book 57, page 133, said Register's office, described as follows:

Beginning in the westerly margin of the Gallatin Pike as shown on said plan at the common corner of Lots No. "B" and "C" in said plan, running thence in a westerly direction and along the common boundary line between said lots Nos. "B" and "C" 205 feet to a point, thence in a northerly direction and along the common boundary line between Lots "A" and "S" in said plan, 44 feet and 9 inches to a point, thence in an easterly direction and in a straight line parallel with the common boundary line between said lots "B" and "C" 220 feet, more or less, to a point in the westerly margin of the Gallatin Turnpike and in the easterly line of Lot "C" on said plan; thence in a southerly direction and along the westerly margin of said Gallatin Turnpike and said Lot No. "C" as shown on said plan 50 feet to the point of beginning.

BEING the same property conveyed to D. H. Peppers by deed dated March 30, 1983 from Mary Ida Brizzolara filed of record in Book 6031 at page 352 in the Davidson County, Tennessee Register of Deeds office. D. H. Peppers (same person as Delmer H. Peppers) died testate on August 11, 2020 devising the above described real property to the trustee of the Delmer H. Peppers Revocable Trust. See certified copy of the Last Will and Testament of Delmer H. Peppers of record in Instrument No. _____ in the Davidson County, Tennessee Register of Deeds office. See also muniment of title probate action in Docket

No. 24PR-13972 in the Clerk & Master's Office of Davidson County, Tennessee Register of Deeds office.

Tax Parcel #07206014500 (PORTION OF)
Known as: 3101 Gallatin Pike, Nashville, TN 37216

The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 1st day of October, 2024.

GRANTOR:

Susan R. Bowling
Susan Bowling, Trustee of the Delmer H. Peppers Revocable Trust

STATE OF Tennessee

COUNTY OF Maury

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **Susan Bowling**, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged herself to be the **Trustee of the Delmer H. Peppers Revocable Trust**, being authorized to execute the foregoing instrument for the purposes therein contained on behalf of said trust in the capacity of Trustee.

Witness my hand and seal at office in the aforesaid state and county this 1st day of October, 2024.

Teresa L Brady
Notary Public
My Commission Expires: 6/26/27

TERESA L. BRADY
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY
(SEAL)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $-0-.

Affiant Candice Johnson

Subscribed and sworn to before me this 1st day of October, 2024.

(SEAL)

K. BRIAN HAY
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

Notary Public
My Commission Expires: 6/26/27