Prepared by and Returnable to (After Recordation):
Ashworth & Rye, PLLC
237 2nd Avenue South
Franklin, Tennessee 37064

Karen Johnson Davidson County
Batch# 1197698 DEEDQC
10/24/2024 02:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241024-0082803

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
The TNT Community Property Trust 813 Shadowstone Place Nashville, TN 37220	New Owner	146-14-0-052.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **ANTHONY TREPKA AND HOLLY TREPKA, HUSBAND AND WIFE,** hereinafter collectively called **"GRANTOR,"** hereby quitclaims and conveys unto **ANTHONY TREPKA AND HOLLY TREPKA, TRUSTEES OF THE TNT COMMUNITY PROPERTY TRUST U/A/D OCTOBER 24, 2024,** hereinafter called **"GRANTEE,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot 4, as shown on the map entitled Shadowstone, of record in Plat Book 6900, page 387, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to Anthony Trepka and Holly Trepka, husband and wife, by Warranty Deed from Lisa J. Shearer and Cameron A. Shearer, Trustees of The Lisa J. Shearer Living Trust established by the Revocable Trust Agreement of Lisa J. Shearer, dated January 18, 2007, as amended of record as Instrument No. 20240322-0019960, dated March 21, 2024, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property known as 813 Shadowstone Place, Nashville, TN 37220. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

[Signatures on following page.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 24th day of October, 2024.

Grantor:

Anthony Trepka

Grantor:

Holly Trepka

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Anthony Trepka, 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, at office, this 24th day of October, 2024.

Hillary Torrence
Notary Public

My commission expires: 12/16/2024

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Holly Trepka, 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, at office, this 24th day of October, 2024.

Hillary Torrence
Notary Public

My commission expires: 12/16/2024

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ 0.00.

AFFIANT

Sworn to and subscribed before me, this 24th day of October, 2024.

Hillary Torrence
Notary Public

My Commission Expires: 12/16/2024

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Rebekah Jolley, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and correct copy of the original document executed and authenticated according to law on October 24, 2024.

Signature

10/24/2024
Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Rebekah Jolley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

10/24/2024
Date

My Commission Expires: Nov 21st, 2027

