THIS DOCUMENT PREPARED BY
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

NEW OWNER'S ADDRESS AND SEND TAX BILLS TO
Karen Rippetoe
3564 Brick Church Pike
Nashville, TN 37207

MAP 041-00-0
PARCEL 108 00

Karen Johnson Davidson County
Batch # 1248903 DEEDQC
03/21/2025 09 37 35 AM 3 pgs
Fees $17 00 Taxes $0 00

20250321-0021052

PREPARERS DISCLAIMER: This instrument is prepared based on information provided by the parties named therein. The service provided is limited to the preparation of this instrument in recordable form only No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property, either before or after the use of this instrument, or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been provided to any person regarding the legal significance of or other ramifications regarding the use of this instrument or the undertaking of the subject transaction.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, I Michael W Evilcizer, Grantor, by these presents do hereby quitclaim and convey unto Karen Rippetoe, a married woman, Grantee, her successors and assigns all of my interest in the following described tract or parcel of land, to wit.

A tract of land situated in the Second Civil District of Nashville, Davidson County, Tennessee, described according to a survey made by R. L. Montoya Land Surveying, Inc., dated April 17, 1992, and being more particularly described as follows:

Beginning at an existing metal fence post (found this survey), said post being in the Westerly margin of Brick Church Pike, and also being the common corner of Charles W. Evilcizer's property of record in Book 5243, Page 585 and Joseph M. Crane's property of record in Book 6550, Page 604 in the Register's Office for Davidson County, Tennessee; thence with the westerly margin of said road South 8 degrees 26 minutes West 425 feet to an iron rod (set this survey); and being the actual point-of-beginning for this tract; thence, leaving the westerly margin of said road and running with a line common to Joseph M. Crane of record in Book 7653, Page 407 and Michael Rippetoe of record in Book 7996, Page 904, Register's Office for said County, North 80 degrees 53 minutes West 754.50 feet to an iron rod (set this survey), thence North 8 degrees 26 minutes East 100 feet to an iron rod (found this survey); thence running with Charles W. Evilcizer's original line South 80 degrees 53 minutes East 754.50 feet to an iron rod (found this survey) in the westerly margin of Brick Church Pike; thence with the westerly margin of said road South 8 degrees 26 minutes west 100 feet to the point of beginning, containing 1.73 acres, more or less.

Being the same property conveyed to Juanita S. Evilcizer per the Order Granting Petition to Probate Will for Establishing Muniment of Title to Real Estate, of record in Instrument

No. 20140822-0076591, and to Charles W. Evilcizer and wife, Juanita S. Evilcizer by Quitclaim Deed dated 10/8/1992 from Dr. J. Michael Crane and wife, Janice B. Crane, of record in Book 8763, Page 816, Register's Office for Davidson County, Tennessee.

Juanita Marie Evilcizer is now deceased, having died 6/7/2024. Order Admitting Last Will and Testament to Probate and Granting of Letters Testamentary of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 24P-1611, leaving Karen K. Rippetoe and Michael W. Evilcizer as joint tenants by the entirety.

Juanita Marie Evilcizer, Juanita M. Evilcizer, and Juanita S. Evilcizer and are one in the same person.

This is (X) improved ( ) unimproved property known as: 3570 Brick Church Pike, Nashville, TN 37207.

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

IN WITNESS WHEREOF I have hereunto set my hand on the 19th day of March, 2025.

Michael W. Evilcizer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael W. Evilcizer, 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 19th day of March, 2025

Notary Public
My Commission Expires: 11/8/2027

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value whichever is greater, for this transfer is $0. Exempt from transfer tax pursuant to T.C.A. 67-4-409a3E.

Affiant

Sworn and subscribed before me, this the 19th day of March, 2025

Notary Public
My Commission Expires: 11/8/2027

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY