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 and Michael D Rippetoe
3564 Brick Church Pike
Nashville, TN 37207

MAP/PARCELS
041-12-0-146 00
041-12-0-140.00

Karen Johnson
Batch # 1248903
03/21/2025 09 37 35 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250321-0021053

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 and husband, Michael D. Rippetoe, Grantee(s), their successors and assigns all of my interest in the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No.2, of the Resubdivision of Rippetoe Subdivision as record in Instrument No. 20040603-0065135, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

This is improved property known as: 3852 Dickerson Pike, Nashville, TN 37207. M/P 041-12-0-146.00.

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. and Juanita Evilcizer by Quitclaim Deed dated 9/2/2005 from Michael D. and Karen Rippetoe of record in Instrument No. 20050906-0106753, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lot 2, as shown on the map entitled Subdivision of Commercial Lot 6, Bellshire Estates, Section I, of record in Book 7900, page 74, revised Plat Book 7900, page 225. Register's Office for Davidson County. Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This is unimproved property known as: 3848 Dickerson Pike, Nashville, TN 37207. M/P 041-12-0-140.00.

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 Warranty Deed dated 6/25/09 from John E. Cain and wife, Doris A. Cain, of record in Instrument No. 20090626-0059830, 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.

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 14 day of March, 2025.

Michael W. Evilcizer

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 14th day of March, 2025

Tammy D. Mellons

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.

Michael W. Exley

Affiant

Sworn and subscribed before me, this the 14 day of March, 2025.

Tammy D Mellons

Notary Public

My Commission Expires: 11/8/2027

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY