Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Karen Johnson Davidson County
Batch# 1263516 DEEDQC
04/23/2025 03:22:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250423-0031309

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
W. Peter Niner and Candace J. Lee, Co-Trustees Niner Family Revocable Living Trust 7937 Meadow View Drive Nashville, TN 37221	New Owner	156 10 0 026.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **William Peter Niner and Candace J. Lee, husband and wife**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **W. Peter Niner and Candace J. Lee, Co-Trustees, Niner Family Revocable Living Trust Agreement dated April 23, 2025** ("Grantees"), all of their interest in and to a certain tract or parcel of land in Davidson & Williamson County, State of Tennessee, described as follows, to-wit:

Land in Davidson and Williamson County, Tennessee, being Lot No. 27 on the plan of Templegate, Section 3, of record in Book 8250, Page 868, Register's Office of Davidson County, and Plat Book 25, Page 149, Register's Office of Williamson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to **William Peter Niner and Candace J. Lee, husband and wife**, by Warranty Deed dated June 11, 2021, from **Marc D. Bertrand and wife, Susan K. Bertrand**, recorded in Instrument No. 20210614-0079997, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **7937 Meadow View Drive, Nashville, TN, 37221.**

William Peter Niner and W. Peter Niner are one and the same person.

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 23rd day of April 2025.

William Peter Niner

Candace J. Lee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **William Peter Niner**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of April 2025.

Notary Public

My Commission Expires:
12/13/27

AARON B. MORALES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Candace J. Lee**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of April 2025.

Notary Public

My Commission Expires:
12/13/27

AARON B. MORALES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

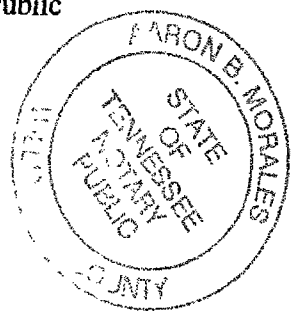
The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 23rd day of April 2025.

Notary Public

My Commission Expires:
12/13/27



Certificate of Authenticity

I, Aaron B. Morales, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 23, 2025.

Affiant Signature

April 23, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23rd day of April 2025.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

