Name and Address of New Owner:
Karen K. Rippetoe
3564 Brick Church Pike
Nashville TN 37207

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1268415 DEEDQC
05/05/2025 08:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250505-0034350

Map & Parcel No: 041-00-0-108.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michael W. Evilcizer, a married man,** "the Grantor," conveys and quitclaims unto **Karen K. Rippetoe, a married woman,** "the Grantee," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

Land in 10th and the 12th Civil District of Davidson County, Tennessee and being described in part according to a survey by John B. Rainey, Surveyor #823, dated October 6, 1977 and known as Job No. 77-344 as follows:

Beginning at an iron pin on the westerly margin of Brick Church Pike, said iron pin being the southeast corner of this tract and also being N8°26'E 200.0' from the northeast corner of the Jerry Crecelius property of record in Deed Book 4451, page 519, Register's Office for Davidson County, Tennessee; thence leaving margin of said road N80°53'W 754.50' to an iron pin; thence N8°26'5 325.0' to an iron pin; thence S80°53'E 754.50' to an iron pin on the westerly margin of the aforesaid Brick Church Pike; thence with the margin of said pike S8°26'W 325.0' to the point of beginning containing 5.63 acres more or less.

Being the same property conveyed to Charles W. Evilcizer and wife, Juanita S. Evilcizer, from Dr. J. Michael Crane and wife, Janice B, Crane, of record in Book 8763, Page 816, Register's Office for Davidson County, Tennessee, dated October 8, 1992 and recorded October 22, 1992. Said Charles W. Evilcizer having died on April 15, 2014.

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. Said Juanita S. Evilcizer having died on June 7, 2024. Order admitting Last Will and Testament to Probate and Granting 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.

Being improved property known as 3570 Brick Church Pike, Nashville TN 37027.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 30 day of April, 2025.

Michael W. Evilcizer (SEAL)
Michael W. Evilcizer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30 day of April, 2025, before me personally appeared Michael W. Evilcizer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this the 30 day of April, 2025.

Notary Signature
My commission expires:

ASHLYNN HENGEMIHLE TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this the 30 day of April, 2025.

Notary Signature
My commission expires: 11/28/27

ASHLYNN HENGEMIHLE TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4.30.25 .

Affiant Signature

4-30-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 30 day of April, 2025.

Notary Signature

5.9.26
My Commission Expires:

