Karen Johnson Davidson County
Batch# 1271758 DEEDQC
05/12/2025 10:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250512-0037118

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

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
John C. Peets and Melanie M. Peets, Co-Trustees
Peets Family Revocable Living Trust
1700 Fatherland Street
Nashville, TN 37206

Send Tax Bills To:
New Owner

Map and Parcel No.
083-14-0-197.00

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, **Regina Cottingham, Trustee, Taylor-May Trust dated November 18, 2011**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **John C. Peets and Melanie M. Peets, Co-Trustees, Peets Family Revocable Living Trust Agreement dated February 24, 2016**, ("Grantee"), all of its interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 24, of Block "A" on the Plan of Priest Home Place, of record in Plat Book 161, Page 102, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 24 fronts 50 feet on the southerly side of Fatherland Street and runs back between lines, the westerly line running along the easterly margin of South 17th Street, 150 feet to an alley in the rear.

Being the same property conveyed to **William T. Chapman IV, Trustee, Taylor-May Trust**, by Warranty Deed from **2J, LLC NKA 2J, General Partnership, A Tennessee General Partnership (formerly known as 2J, LLC)**, dated November 30, 2018, of record as Instrument No. 20181203-0117865, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1700 Fatherland St., Nashville, Tennessee 37206.**

(Description from prior deed of record).

Regina Cottingham is the current acting Trustee of the **Taylor-May Trust** and successor to **William T. Chapman IV.**

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 7th day of April 2025.

Talyor-May Trust
dated November 18, 2011
by:

Regina Cottingham, Trustee

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 **Regina Cottingham**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the current Trustee of the Grantor and is authorized by the Grantor to execute this instrument on behalf of the Grantor.

Witness my hand and official seal this 7th 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 7th day of April 2025.

Notary Public

My Commission Expires:
12/13/27

AARON B. MORALES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 7, 2025.

Affiant Signature

April 7, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 7th day of April 2025.

Notary's Signature

My Commission Expires: 02/07/2026

Notary's Seal:

KATHERINE JOHNSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
February 7, 2026
COUNTY OF WILLIAMSON