Karen Johnson Davidson County
Batch# 1271765 DEEDQC
05/12/2025 10:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250512-0037126

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:	Send Tax Bills To:	Map and Parcel No.
EEP TN, LLC – 131 South 11th Street, P.S. 101 Creekside Crossing Suite 1700 #115 Brentwood, TN 37027	New Owner	093-13-015

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, **John C. Peets and Melanie M. Peets, Co-Trustees, Peets Family Revocable Living Trust Agreement dated February 24, 2016**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **EEP TN, LLC – 131 South 11th Street, P.S.**, ("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 Lot No. 47 on the Map of Edgefield Plan of Lots of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the east side of 11th Street and extends back between parallel lines, along the north margin of Russell Street 170 feet to an alley.

Being the same property conveyed to **John C. Peets and Melanie M. Peets, Co-Trustees, Peets Family Revocable Living Trust Agreement dated February 24, 2016**, by Quitclaim Deed from **John C. Peets**, dated February 24, 2016, of record as Instrument No. 20160301-0019350, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded Subdivision Plan.

This conveyance is subject to the Plan, with Owner's Certificate of record in Plat Book 21, page 147, said Register's Office.

This is improved property known as: **131 South 11th Street, Nashville, Tennessee 37206.**

(Description from prior deed of record).

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

Peets Family Revocable Living Trust Agreement dated February 24, 2016
by:

John C. Peets, Trustee

Melanie M. Peets, 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 **John C. Peets**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Co-Trustee of the Grantor and is authorized by 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

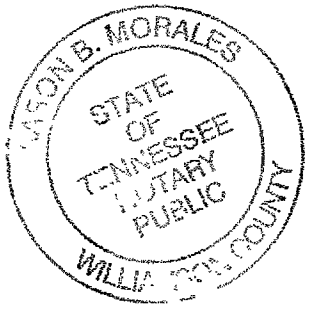
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Melanie M. Peets**, 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 Co-Trustee of the Grantor and is authorized by 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



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

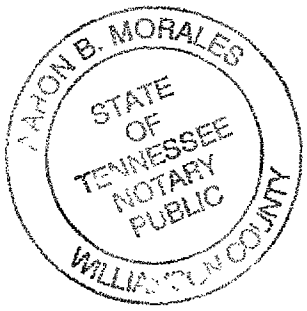
The actual consideration for this transfer is Zero Dollars ($0).

Affiant

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

Notary Public

My Commission Expires:
12/13/27



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: 04/07/2026

Notary's Seal:

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