QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1292110 DEEDQC
06/30/2025 02:47:54 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250630-0051492

STATE OF Tennessee, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Ricky Peoples JR
Affiant

Subscribed and sworn to me on June 25, 2025.

Carson L Price
NOTARY PUBLIC

My Commission Expires: March 9, 2027

CARSON L. PRICE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ricky L. Peoples, Jr., LaPorchsa Peoples, and Rivera Peoples 100 Timberline Court Nashville, TN 37207	Same as New Owner	060 11 0A 001.00 CO

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Ricky L. Peoples, Jr., unmarried, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Ricky L. Peoples, Jr., unmarried, and LaPorchsa Peoples and Rivera Peoples, wife and husband, hereinafter called **"GRANTEES,"** their successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> BEING Lot No. 1, on the plan of Section One, Pine Ridge, of record in Plat Book 6900, Page 191, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Delphine M. Johnson and Ricky L. Peoples, Jr., both unmarried, by Warranty Deed from Jack K. Byrd, Executor of the Estate of Alice W. Jew, of record in Book 10558, Page 476, Register's Office of Davidson County, Tennessee, dated July 29th, 1997, and recorded August 5th, 1997. Delphine M. Johnson has since died.
>
> This is improved property, known as 100 Timberline Ct, Nashville, TN 37207.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on 06 25, 2025.

Ricky L Peoples JR

Ricky L. Peoples, Jr.

STATE OF Tennessee

COUNTY OF Davidson

On June 25, 2025, before me personally appeared Ricky L. Peoples, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on June 25, 2025.

Carson L Price

NOTARY PUBLIC

My Commission Expires: March 9, 2027

CARSON L. PRICE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY