Karen Johnson
Batch # 1299801
07/18/2025 01 28 49 PM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250718-0056855

QUITCLAIM DEED

New Owner(s) & Address	Send Tax Bills To:	Map & Parcel No.:
Megan Piphus & Sir William James Baptist 89 Fem Avenue Nashville, Tennessee 37207	Same as New Owners	071-14-0L-003.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Megan Olivia Piphus, formerly known as Megan Olivia Peace, a single woman ("Grantor"), does hereby quitclaim and convey unto Megan Olivia Piphus and Sir William James Baptist, as tenants in common, whose address is 89 Fem Avenue, Nashville, Tennessee 37207 (the "Grantees"), Grantees' heirs and assigns, forever, all of Grantor's right, title, and interest in and to the following parcel of real estate located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions, and encumbrances as may affect the Property. This is improved property known as 89 Fem Avenue, Nashville, Tennessee 37207. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control

[Signatures on next page]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the____ day of May, 2025

GRANTOR: Megan Olivia Piphus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Megan Piphus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

DORIAN OSCAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WITNESS my hand and seal, at office in , Tennessee this 1st day of ~~May~~ July, 2025

Dorian Oscal
Notary Public

My commission expires 03/20/2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this _____ day of May, 2025.

Notary Public

My commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
, Affiant
Subscribed and sworn before me this the
18 Day of July, 2025.
J. Rivera, Deputy Register

Prepared by: Megan Piphus
89 Fern Ave, Nashville, TN 37207

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit 3 of 101 Fem Avenue Homes, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for 101 Fem Avenue Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No 20171019-0107357, as amended in Instrument No 20180306-0021129 and Instrument No 20190307-0021162, Register's Office for Davidson County, Tennessee, to which reference is hereby made

The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of 101 Fem Avenue Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20171019-0107357, as amended in Instrument No 20180306-0021129 and Instrument No. 20190307-0021162, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property that was conveyed to Megan Peace, pursuant to a Marital Dissolution Agreement dated January 30, 2024, by Quitclaim Deed of record in Instrument No 20240227-0013233, Register's Office for Davidson County, Tennessee

This conveyance is subject to all easements, restrictive covenants, and conditions, and all other matters of record, including all items set out on any applicable plat of record

This is improved property known as
89 Fem Avenue, Nashville, Tennessee 37207.