Karen Johnson Davidson County
Batch# 1305975 DEEDQC
08/05/2025 08:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250805-0061847

PREPARED BY:

Elaheh Z. Wiles, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, August 4, 2025.

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2026

New Owner Address:
LPLC Trust
3507 Ruland Place
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
117-05-0-137.00

QUITCLAIM DEED

Monica Lopez and Richard Lyn-Cook, wife and husband (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **LPLC Trust**, dated August 4, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **August 4, 2025**.

Monica Lopez

Richard Lyn-Cook

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Monica Lopez and Richard Lyn-Cook**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, August 4, 2025.

Notary Public

My Commission Expires: _____

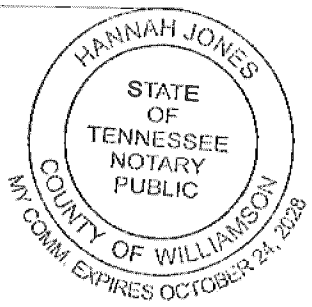


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No.'s 20 and 21, Block C on the Plan of Revised Plan of The Life & Casualty Insurance Co's Subdivision of Woodmont Acres of record in Book 843, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Monica Lopez and Richard Lyn-Cook, wife and husband, from T & K Capital LLC, a Tennessee Limited Liability Company, by deed of record Instrument No. 20210504-0059494, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

CERTIFICATE OF AUTHENTICITY

I, Robert J. Hazard, Esq., do hereby make oath that I am a licensed attorney and the custodian 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 August 4, 2025.

Affiant Signature

8/4/2025
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
August 4, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028