THIS INSTRUMENT WAS PREPARED BY:
Lamar Moore, Attorney at Law
102 Hartman Dr, Ste G165
Lebanon, Tennessee 37087

AFTER RECORDING, PLEASE RETURN DOCUMENT AND TAX STATEMENTS TO:
Candice Winburn Revocable Living Trust
201 Pepper Ridge Circle
Antioch, TN 37013

PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instruments.

QUITCLAIM DEED

Address of New Owners (Grantee):	Send Tax Bills To:	Map & Parcel Number:
Candice Winburn Revocable Living Trust 201 Pepper Ridge Circle Antioch, TN 37013	Same as Grantee	Parcel #: 149 05 0A 201.00

This Quitclaim Deed (the "Deed") is made effective this 11 day of September, 2025 (the "Effective Date") between Candice S. Winburn, a single person (the "Grantors"), and **the Candice Winburn Revocable Living Trust dated September 11, 2025, and any amendment thereto, Candice Winburn, Trustee, or any successors in interest (the "Grantee").**

WITNESSETH, that the Grantors, for and in consideration of the sum of $10.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantors has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 201 on the Plan of Condominium site of Phase Eight Pepper Ridge Condominium, of record in Plat Book 8250, Page 304, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Benjamin D. Cole, unmarried by Warranty Deed from Dale W. Houtkooper and wife, Jackie Jones dated 04/17/2003, recorded 04/24/2003, of record in Instrument No. 20030424-0055162, in the Register's Office for Davidson County, Tennessee.

Aubrey Cole, spouse of Benjamin D. Cole, hereby joins in this conveyance for the purpose of conveying to the Grantee any and all interest that she may have in said property, including but not limited to the marital interest.

Being the same property conveyed to Candice S. Winburn, a single person by warranty deed in **Deed Book 20170615, at Page 0060046,** Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing taxes, easements and restrictions as shown of record.

This property is known as **201 Pepper Ridge Circle, Antioch, TN 37013.** The Deed was recorded in the records of the Register's Office of Davidson County, **Book 20170615, at Page 0060046.**

Karen Johnson Davidson County
Batch # 1324121 DEEDQC
09/18/2025 02:36:44 PM 1 pg
Fees: $12.00 Taxes: $0.00
20250918-0074761

Witness my hand this 11 day of September, 2025.

Grantor Signature - Candice S. Winburn

STATE OF TENNESSEE
COUNTY OF Davidson

On this day, personally appeared before me, Candice Winburn, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes mentioned therein. Witness my hand and official seal hereto affixed on this 11 day of September, 2025.

Notary Public:
My Commission Expires: 10/28/28

LAMAR MOORE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant/Witness

SWORN AND SUBSCRIBED TO BEFORE ME, this 11 day of September, 2025.

Notary Public:
My Commission Expires: 10/28/28

LAMAR MOORE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY