THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owners
Jeffrey Fite, Trustee
109 Trousdale Court
Hendersonville, TN 37075

Send Tax Bills To
Same

Map-Parcel No.
142 06 0A 194.00

Quitclaim Deed to Trustee

Grantor: James W. Fite
Grantee: Jeffrey Fite, Trustee of the Irrevocable Trust of James W. Fite and Rose A. Fite, dated October 7, 2025

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Building No. 26, Unit No. 194, and Garage No(s). 2 & 3, on the Plan of "Peppertree", Creekside Meadows Condominiums of record in Book 4675, Page 128 through 130, Register's Office for Davidson County, Tennessee ("RODC") together with all fixtures, appliances, wallcoverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-Laws of record in Book 4834, Pages 257 through 312, as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, and Book 5259, Page 5, RODC, and the Charter of Creekside Meadows Association, Inc., of record in Book 4836, Page 610, RODC, being part of the same property conveyed to Seller by Deed of record in Book 5052, Pages 951 through 954, RODC.

Being the same property conveyed to James W. Fite by deed from The Peppertree Company, a Tennessee limited partnership with The Bellevue Company, a Tennessee corporation, as its General Partner, of record in Record Book 6042, Page 462, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 810 Bellevue Rd., Unit 194, Nashville, TN 37221.

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

The covenants and restrictions set forth in the Master Deed and By-Laws of record in Book 4834, Pages 257 through 312, as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, and Book 5259, Page 5, RODC, and the Charter of Creekside Meadows Association, Inc., of record in Book 4836, Page 610, RODC.

All easements and restrictions set forth on the Plan of Peppertree, Creekside Meadows Condominiums of record in Book 4675, Pages 128 through 130, RODC, rights-of-way and other easements, and zoning and. other governmental laws and regulations.

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986

James W. Fite, Grantor

Karen Johnson Davidson County
Batch# 1332062 DEEDQC
10/08/2025 02:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251008-0080449

Rose A. Fite

Rose Fite, Grantor

State of Tennessee
County of Sumner

On October 7, 2025, personally appeared before me, James W. Fite, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Sarah Marlett

Notary Public
My commission expires: 11/19/25

SARAH MARLETT TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Rose Fite, wife of James W. Fite, for the consideration expressed herein, joins for the purpose of granting, bargaining, selling, conveying and confirming and does hereby grant, bargain, sell, convey and confirm unto the Grantee, its successors and assigns, all rights, claims and interests of every kind, character and description whatsoever which she now has or may acquire in the future by virtue of her marriage, including but not limited to homestead and any interest in the above described real property as all or a part of an elective share of a surviving spouse as provided by the laws of the State of Tennessee.

State of Tennessee
County of Sumner

On October 7, 2025, personally appeared before me, Rose Fite, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Sarah Marlett

Notary Public
My commission expires: 11/19/25

SARAH MARLETT TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Jeffrey Fite

Jeffrey Fite, Trustee
Grantee

Sworn to and subscribed before me on October 7, 2025.

Sarah Marlett

Notary Public
My commission expires: 11/19/25

SARAH MARLETT TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

TRUE Copy Certification

I, Sarah Marlett, do hereby make oath that I am 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 October 7, 2025.

Sarah Marlett
Signature

10/7/25
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on October 7, 2025.

Notary's Signature
My Commission Expires: 4/26/27

