Address New Owner:	Map-Parcel Numbers.	Send Tax Bills To:
Andrew Ripp and Carly Christina Ripp, Co-Trustees 1707 Holly St. Nashville, TN 37206	**083 14 0 004.00**	**SAME**

This instrument prepared by: Carter Shelton Jon
2021 Richard Jones Road, Suite 240, Nashville, T

Karen Johnson
Batch # 1338095
10/24/2025 08 12 36 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20251024-0084617

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Andrew M. Ripp and Carly C. Ripp, husband and wife, as tenants by the entirety** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **Andrew Ripp and Carly Christina Ripp, Co-Trustees of the Heirloom Family Revocable Trust dated October 22, 2025** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **1707 Holly St., Nashville, TN 37206.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 22nd day of October, 2025

KATIE CESERETTI
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 06/20/2027

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 22nd day of October, 2025.

ANDREW M. RIPP

CARLY C. RIPP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andrew M. Ripp and Carly C. Ripp**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 22nd day of October, 2025.

Notary Public

My Commission Expires:
01/20/2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No 5 on the Plan of Richardson Place Subdivision of record in Plat Book 547, Page 135, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

THIS CONVEYANCE IS SUBJECT TO: (1) All restrictions of record, (2) All easements of record, (3) All visible easements, (4) All matters appearing on the plan of record; (5) All applicable govermental and zoning regulations

BEING the same property conveyed to Andrew M Ripp and Carly C. Ripp, husband and wife (as tenants by the entirety) from Richard Hunter Schimpff and wife Alyson Elizabeth Greer Schimpff by warranty deed filed for record on October 15, 2013, Instrument Number 20131015-0107562, as of record in the Register's Office for Davidson County, Tennessee.