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 0 156.00**	**SAME**
This instrument prepared by: Carter Shelton Jor 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

20251024-0084618

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, **Carly C. Ripp and Andrew M. Ripp, a married couple, 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 **1904 Russell Street, 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 22 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.

CARLY C. RIPP

ANDREW M. 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 **Carly C. Ripp and Andrew M. 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:
06/20/2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Being the east 35 feet of Lot No. 56 and the west 30 feet of Lot No. 55 of Block "C" on the Map of Priest Home Place, as of record in Book 161, page 102, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 65 feet on the south side of Russell Street and run back between parallel lines 160 feet to an alley.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations.

BEING the same property conveyed to Carly C. Ripp and Andrew M. Ripp, a married couple (as tenants by the entirety) from Ruthie June Frazor, a married woman, and Robbie Neal Bush, a married man, by warranty deed filed for record on August 4, 2025, Instrument Number 20250804-0061743, as of record in the Register's Office for Davidson County, Tennessee