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:
PEGGY GREER REVOCABLE LIVING TRUST
637 BALDWIN COURT
NASHVILLE, TN 37207

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:
Peggy Greer Revocable Living Trust 637 Baldwin Court Nashville, TN 37207	Same as Grantee	Parcel #: 059 11 0 170.00

This Quitclaim Deed (the "Deed") is made effective this 22 day of October, 2025 (the "Effective Date") between Peggy Ann Greer, a single woman (the "Grantors"), and **the Peggy Greer Revocable Living Trust dated October 22, 2025, and any amendment thereto, Peggy Greer, 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. 494, on the Plan of Haynes Manor, Section 4, as of record in Book 4175, page 90, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a complete legal description.

BEING the same property conveyed to Douglass Johnson and wife, Peggy Johnson, by deed from Harpeth-South, Inc., of record in Book 4504, page 490, Register's Office for Davidson County, Tennessee. The parties having since divorced. And being the same property divested out of Douglas Lee Johnson and vested in Peggy Ann Johnson by divorce decree of record in Book 5056, page 745, said Register's Office.

Being the same property conveyed to Peggy Ann Greer, a single woman by quitclaim deed in **Deed Book 20180530, at Page 0051360,** 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 **637 Baldwin Court, Nashville, TN 37207.** The Deed was recorded in the records of the Register's Office of Davidson County, **Book 20180530, at Page 0051360.**

Witness my hand this 22 day of October, 2025.

Peggy Greer
Grantor Signature - Peggy Ann Greer

Karen Johnson Davidson County
Batch# 1338882 DEEDQC
10/28/2025 08:38:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251028-0085494

STATE OF TENNESSEE
COUNTY OF Davidson

On this day, personally appeared before me, Peggy Ann Greer, 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 22 day of October, 2025.

Notary Public: Taylor Moore
My Commission Expires: 8/31/27

TAYLOR MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
08.31.2027
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 22 day of October, 2025.

Notary Public: Taylor Moore
My Commission Expires: 8/31/27

TAYLOR MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
08.31.2027
WILSON COUNTY

Certificate of Authenticity

I, Lamar Moore, do hereby make oath that I am a licensed attorney and/or 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 10/27/25.

Date

Lamar Moore

Affiant Signature

10/27/25

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 27 day of October, 2025.

Tayla Moore

Notary's Signature

My Commission Expires: 8/31/27

Date

Notary's Seal (if on paper)

