Karen Johnson Davidson County
Batch# 1339034 DEEDQC
10/28/2025 12:06:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251028-0085699

AFTER RECORDING RETURN TO:
John Irving House, as Trustee of the John House Trust dated July 1, 2025
810 Bellevue Road
Apartment 267
Nashville, TN 37221
File No. 75244802

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 142-06-0B-267-00

# QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 17 day of October, 2025, by and between **John Irving House, a single person, revoking the Life Estate created under Quitclaim Deed dated 07/03/2025 and recorded 07/08/2025 under Instrument No. 20250708-0053607 in the Official Records of Davidson County, Tennessee,** residing at 810 Bellevue Road, Apartment 267, Nashville, TN 37221, hereinafter referred to as Grantor(s) and **John Irving House, as Trustee of the John House Trust dated July 1, 2025,** residing at 810 Bellevue Road, Apartment 267, Nashville, TN 37221, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.**

Property Address: 810 Bellevue Road, Apartment 267, Nashville, TN 37221

Being the same property conveyed to the Grantor(s) in a Deed recorded on 07/08/2025 under Instrument Number: 20250708-0053607 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

John Irvin House

**John Irving House**

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **John Irving House** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 17th day of October, 20 25.

Notary Public

My Commission expires: 07/03/2028

TRICIA YVETTE HORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

# VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Lori J Smith
Affiant

Print Name: Lori J Smith

STATE OF Michigan
COUNTY OF Wayne

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

Aaron Valenzuela-Lavenant
Notary Public
My Commission Expires: 4/2/2032

AARON VALENZUELA-LAVENANT
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires 02-Apr-2032
Acting in the County of Wayne

Name and address for person(s) responsible for taxes:

John Irving House, as Trustee of the John House Trust dated July 1, 2025
810 Bellevue Road, Apartment 267
Nashville, TN 37221

Name and address of property owner:

John Irving House, as Trustee of the John House Trust dated July 1, 2025
810 Bellevue Road, Apartment 267
Nashville, TN 37221

**EXHIBIT A**
**LEGAL DESCRIPTION**

Tax Id Number(s): 142-06-0B-267-00

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING BUILDING NO. 47, UNIT NO. 267 AND GARAGE NO. 267 G ON THE PLAN OF "PEPPERTREE" CREEKSIDE MEADOWS CONDOMINIUMS AS SHOWN PLAN OF RECORD IN BOOK 4675 PAGES 128-130 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND CONDOMINIUM CREATED BY MASTER DEED OF RECORD IN BOOK 4984 PAGE 257 AND AS AMENDED IN BOOK 4984 PAGE 174; BOOK 5045 PAGE 800; BOOK 5086 PAGE 80; BOOK 5259 PAGE 5; BOOK 6237 PAGE 64 AND BOOK 7610 PAGE 973 TOGETHER WITH UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

Commonly known as: 810 Bellevue Road, Apartment 267, Nashville, TN 37221-2739

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same property conveyed to John House Trust, John House, Trustee, by deed dated July 3, 2025 of record in Deed Instrument/Case No. 20250708-0053607, in the County Clerk's Office.

**Tennessee Certification of Electronic Document**

I, Sam Rider , 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 10/17/2025 (date of documer

Affiant Signature

Oct 22, 2025
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 22 day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2031

NOTARY'S SEAL

STATE OF MICHIGAN NOTARY PUBLIC

KELLY L SCOTT
My Commission Expires
June 29, 2031
County of Macomb
Acting in the County of Wayne