Karen Johnson Davidson County
Batch# 1342780 DEEDQC
11/07/2025 11:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251107-0088885

Record and Return Mail To:
This Instrument Prepared By.
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Carla B. Josephson-Cope, Trustee
Carla B. Josephson-Cope Family Trust
227 Pepper Ridge Circle
Antioch, TN 37013

Send Tax Bills To:
New Owner

Map and Parcel No.
149050A22700CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Carla B. Josephson-Cope**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Carla B. Josephson-Cope, Trustee, Carla B. Josephson-Cope Family Trust dated December 21, 2004,** ("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Unit 227 on the Plan of Phase Six, Pepper Ridge Condominiums, a Horizontal Property Regime as shown on the Plat of Phase Six, Pepper Ridge Condominiums, of record in Plat Book 8250, page 239, and further described in the Master Deed, Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime of Pepper Ridge Condominiums of record in Book 7466, page 248, as amended in Book 8672, page 17, re-recorded in Book 8856, page 867, and Annexation in Book 9155, page 806 (Phase Six) and further amended in Instrument No. 20140307-0019460, et seq., Register's Office for Davidson County, Tennessee, The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Pepper Ridge Condominiums contained in said Master Deed, Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime of Pepper Ridge Condominiums of record in said Register's Office for Davidson County, Tennessee, and the By-Laws of record in said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to **Carla B. Josephson-Cope, an unmarried woman**, by Warranty Deed dated May 10, 2024, from **Stacey Lynn Frisbee, an unmarried woman**, recorded in Instrument No. 20240510-0034699, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **227 Pepper Ridge Circle, Antioch, TN 37013**.

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 7 day of November 2025.

Carla B. Josephson-Cope

Carla B. Josephson-Cope

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Carla B. Josephson-Cope**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7 day of November 2025.

Cindy Romani

Notary Public

My Commission Expires:
7/23/2028

CINDY ROMANI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES JULY 23, 2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Carla B. Josephson-Cope

Affiant

Sworn to and subscribed to before me, this the 7 day of November 2025.

Cindy Romani

Notary Public

My Commission Expires:
7/23/2028

CINDY ROMANI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES JULY 23, 2028

Certificate of Authenticity

I, **Russell T. Cook**, 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 November 7, 2025.

Affiant Signature

November 7, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 7th day of November, 2025.

Notary's Signature

My Commission Expires: 7/23/2028

Notary's Seal:

CINDY ROMANI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 23, 2028