This Instrument Prepared By:
Mortgage Connect, L.P.
600 Clubhouse Drive
Moon Township, PA 15108

Return to:
Mortgage Connect, L.P.
600 Clubhouse Drive
Moon Township, PA 15108
File No. 3733932

Karen Johnson Davidson County
Batch# 1356683 DEEDQC
12/11/2025 10:06:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20251211-0098536

QUITCLAIM DEED

Address of New Owner:
Jake Piper
917 S. 13TH CT
NASHVILLE TN, 37206

Send Tax Bills To:
Jake Piper
917 S. 13TH CT
NASHVILLE TN, 37206

Tax Map Parcel No:
094-05-0-068-00

Property Address:
917 S. 13TH CT
NASHVILLE TN, 37206

FOR AND IN CONSIDERATION OF Zero Dollars ($0.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Jake Piper and Madeline Pashnik,** having an address of 917 S. 13TH CT, NASHVILLE TN, 37206 hereinafter called the GRANTOR, has this day convey, transfer, remise, release, relinquish and quitclaim unto **Jake Piper, single** hereinafter called the GRANTEE, the following described property, having an address of 917 S. 13TH CT, NASHVILLE TN, 37206, and being situated and located in Davidson County, Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof.

The above-described property is improved property.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

The interest herein quitclaimed being all, right, title and interest of Grantor, which is a 50% interest in and to the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15 day of November, 2025

GRANTOR:

Jake Piper

STATE OF Tennessee

COUNTY OF Davidson

Before me, Tara F Williams, a Notary Public, of the State and County mentioned, personally appeared Jake Piper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Jake Piper the within named Grantor and executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 15th day of November, 2025.

Notary Public

My Commission Expires: May 9, 2026 [Notary Seal]

TARA F. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15th day of November, 2025

GRANTOR:

Madeline Pashnik

STATE OF MI

COUNTY OF Washtenaw

Before me, Natalie R Turner, a Notary Public, of the State and County mentioned, personally appeared Madeline Pashnik, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be ____ Madeline Pashnik the within named Grantor and executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 15th day of November, 2025

Natalie R Turner
Notary Public

My Commission Expires: 12/9/25 [Notary Seal]

NATALIE R. TURNER
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires 12-09-2025
Acting in the County of Washtenaw

NATALIE R TURNER NOTARY PUBLIC STATE OF MICHIGAN WAYNE COUNTY MY COMMISSION EXPIRES 12-09-2025

AFFIDAVIT OF VALUE

STATE OF Tennessee

COUNTY OF Davidson

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/ Grantee:

Subscribed and sworn to before me this 15th day of November, 2025

Notary Public

My Commission Expires: May 9, 2026

[Notary Seal]

TARA F. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026

EXHIBIT A

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 92 on the plan of Section One Revised, Shelby Heights, as of record in Book 2330, Page 171, Register's Office for Davidson County, Tennessee

Said Lot No. 92 fronts 27 94 feet on the Northeast margin of South 13th Court and extends back 136.1 feet on the Northwest line and 101 3 feet on the Southerly line to a broken line in the rear, measuring 114.11 feet thereon.

Being the same property as conveyed from Tayler Stevens by Dalton Stevens as Attorney-In-Fact to Jake Piper and Madeline Pashnik as set forth in Deed Instrument #20230724-0056705 dated 07/21/2023, recorded 07/24/2023, DAVIDSON County, TENNESSEE.

Tax ID: 094-05-0-068-00

Tennessee Certification of Electronic Document

I, Harrison Smith, 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 15, 2025.

Affiant Signature

11/18/2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 18th day of November 2025.

Notary's Signature

MY COMMISSION EXPIRES: 09.10.2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Matthew S. Darcangelo, Notary Public
Allegheny County
My commission expires September 10, 2026
Commission number 1340136
Member, Pennsylvania Association of Notaries

3733932