Karen Johnson Davidson County
Batch# 1367964 DEEDQC
01/09/2026 01:23:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20260109-0002242

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: LTL-34436-25

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00 AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 day of Jan, 2026 NOTARY PUBLIC My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2028

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peplinski Trust 213 Totem Trail Rochester, NY 14617	Same as Address of New Owner	Property 1: 149-09-0-185 Property 2: 162-03-0-226 Property 3: 148-08-0-065 Property 4: 052-08-0-136 Property 5: 110N A 007.00 Property 6: 055H-A-024.00 Property 7: 052-08-0-141.00 Property 8: 052-08-0-142.00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **JAMES A. PEPLINSKI AND THEODORE VON BORSTEL, TRUSTEE OF THE DEAN MOHR TRUST DATED MAY 10, 2021,** hereinafter called the Grantor, has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **PEPLINSKI TRUST CREATED ON FEBRUARY 26, 2013** hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTIONS

WITNESS OUR HANDS, this 8 day of JANUARY, 2026

GRANTORS:

James A Peplinski

JAMES A. PEPLINSKI

STATE OF NEW YORK
COUNTY OF MONROE

Personally appeared before me, a Notary Public, **Jim Peplinski**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 8th day of JANUARY, 2026.

DAVID M. NEALE
Notary Public, State of New York
Qualified in Monroe County
Reg. #01NE6362938
Commission Expires 08/07/2029

Notary Public

DAVID NEALE
Printed Notary Name

My commission expires: 08/07/2029

DEAN MOHR TRUST DATED MAY 10, 2021

BY: Theodore von Borstel
THEODORE VON BORSTEL

STATE OF Oregon
COUNTY OF Sherman

On this the 30th day of December, 2025, before me, appeared Theodore Von Borstel, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he the Trustee of the Dean Mohr Trust dated May 10, 2021 and that said instrument was signed on behalf of said Dean Mohr Trust and said Theodore Von Borstel acknowledged said instrument to be the free act of deed of the Dean Mohr Trust.

WITNESS my hand and seal, this the 30th day of December, 2025.

Notary Public

Audrey Ihrke
Printed Notary Name

OFFICIAL STAMP
AUDREY ANNA IHRKE
NOTARY PUBLIC - OREGON
COMMISSION NO. 1056996
MY COMMISSION EXPIRES MARCH 17, 2029

My commission expires: March 17, 2029

EXHIBIT A

Property 1:

Lying and being in Davidson County, Tennessee, and being Lot No. 82 on the Plan of Section 3, Barclay Square, of record in Book 4675, page 154, as amended in Book 4967, page 404, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William Dean Mohr from James A. Peplinski, married, and wife, Mary Peplinski, by Quitclaim Deed dated June 25, 2007, and recorded July 27, 2007, in Instrument #20070727-0089254, said Register's Office. William Dean Mohr has since died on May 10, 2021, testate. Per the Last Will and Testament and Order to Establish Muniment of Title filed in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, Docket No. 24P2578, all real property was left to the Dean Mohr Trust.

This is improved property known and designated as 712 Tina Court, Nashville, Tennessee 37013

Property 2:

Lying and being in Davidson County, Tennessee, and being Lot No. 57 on the Plan of Section Four, Apache Hills, of record in Book 4460, page 60, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James Peplinski and wife, Mary P. Peplinski, and William Dean Mohr, unmarried, from Sovereign Bank by Special Warranty Deed dated November 8, 2004, and recorded November 19, 2004 in Instrument #20041119-0138936, said Register's Office. Also being the same property title to which vested in James Peplinski upon the death of his wife, Mary P. Peplinski, as surviving tenant by the entirety. The said Mary L. Peplinski, aka Mary Lee Peplinski, having died February 17, 2014. William Dean Mohr has since died on May 10, 2021, testate. Per the Last Will and Testament and Order to Establish Muniment of Title filed in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, Docket No. 24P2578, all real property was left to the Dean Mohr Trust.

This is improved property known and designated as 108 Panamint Drive, Antioch, Tennessee 37013.

Property 3:

Lying and being in Davidson County, Tennessee, and being Lot No. 35 on the Plan of Section One, Oakwood Terrace, of record in Book 4460, pages 54 and 55, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William Dean Mohr, unmarried, from James A. Peplinski, married, and wife, Mary Peplinski, by Quitclaim Deed dated June 25, 2007 and recorded July 27, 2007, in Instrument #20070727-0089255, said Register's Office. William Dean Mohr has since died on May 10, 2021, testate. Per the Last Will and Testament and Order to Establish Muniment of Title filed in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, Docket No. 24P2578, all real property was left to the Dean Mohr Trust.

This is improved property known and designated as 801 Oakwood Terrace Drive, Antioch, Tennessee 37013.

Property 4:

Lying and being in Davidson County, Tennessee, and being Lot No. 5A on the Plan of Zone Lot Division, Lots 5&6, Section 2, Meadow Bend, of record in Book 6200, page 238, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James A. Peplinski and wife, Mary Peplinski, as to a ½ undivided interest, from William Mohr by Quitclaim Deed dated September 25, 2001, and recorded October 8, 2001 in Instrument #20011008-0109399, said Register's Office. Also being the same property title to which vested in James A. Peplinski upon the death of his wife, Mary L. Peplinski, by reason of their tenancy by the entirety. The said Mary L. Peplinski, aka Mary Lee Peplinski, having died February 17, 2014. William Dean Mohr has since died on May 10, 2021, testate. Per the Last Will and Testament and Order to Establish Muniment of Title filed in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, Docket No. 24P2578, all real property was left to the Dean Mohr Trust.

This is improved property known and designated as 1517 Meadow Bend Drive, Madison, Tennessee 37115.

Property 5:

Lying and being in Davidson County, Tennessee, and being Lot No. 15 on the Plan of Castalian Springs Estates, Section Two, of record in Plat Book 10, page 7, Register's Office for Sumner County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William Dean Mohr, an unmarried man, and James Peplinski and wife, Mary Peplinski, from The Verdon Company, LLC, by Warranty Deed dated August 28, 2006 and recorded September 14, 2006, in Record Book 2593, page 82, said Register's Office. The said Mary L. Peplinski, aka Mary Lee Peplinski, having died February 17, 2014. See Affidavit of Heirship of record in Record Book 4305, page 234. William Dean Mohr has since died on May 10, 2021, testate. Per the Last Will and Testament and Order to Establish Muniment of Title filed in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, Docket No. 24P2578, all real property was left to the Dean Mohr Trust.

This is improved property known and designated as 1009 Lynndale Drive, Castalian Springs, Tennessee 37031.

Property 6:

Lying and being in Wilson County, Tennessee, and being Lot No. 55 on the Plan of Green Valley Subdivision, of record in Plat Book 11, page 75, Register's Office for Wilson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William Dean Mohr, unmarried, and James A. Peplinski, married, from Jimmy Yeary and wife, Lois M. Smith Yeary, by Warranty Deed dated May 4, 2007, and recorded May 9, 2007 in Book 1247, page 926, said Register's Office. Mary Lee Peplinski, spouse of James A. Peplinski has since died February 17, 2014. William Dean Mohr has since died on May 10, 2021, testate. Per the Last Will and Testament and Order to Establish Muniment of Title filed in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, Docket No. 24P2578, all real property was left to the Dean Mohr Trust.

This is improved property known and designated as 8780 Lebanon Road, Mt. Juliet, Tennessee 37122.

Property 7:

Lying and being in Davidson County, Tennessee, and being Lot No. 20 on the Plan of Final Plat, Section Two, Meadow Bend, of record in Book 5800, page 275, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to James A. Peplinski and William Mohr from Mohr and Peplinski Properties, LLC, by Quitclaim Deed dated November 4, 2016 and recorded February 2, 2016, in Instrument #20161202-0126612, said Register's Office. William Dean Mohr has since died on May 10, 2021, testate. Per the Last Will and Testament and Order to Establish Muniment of Title filed in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, Docket No. 24P2578, all real property was left to the Dean Mohr Trust.

This is improved property known and designated as 1408 - 1410 Indian Woods Drive, Madison, Tennessee 37115.

Property 8:

Lying and being in Davidson County, Tennessee, and being Lot No. 21 on the Plan of Final Plat, Section Two, Meadow Bend, of record in Book 5800, page 275, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to James A. Peplinski and William Mohr from Mohr and Peplinski Properties, LLC, by Quitclaim Deed dated November 4, 2016, and recorded February 2, 2016 in Instrument #20161202-0126612, said Register's Office. William Dean Mohr has since died on May 10, 2021, testate. Per the Last Will and Testament and Order to Establish Muniment of Title filed in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, Docket No. 24P2578, all real property was left to the Dean Mohr Trust.

This is improved property known and designated as 1404-1406 Indian Woods Drive, Madison, Tennessee 37115.

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Jan 8, 26 (date of document).

Jennifer L Pennell

Jan 9, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Jan 9, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal

