Karen Johnson Davidson County
Batch# 1367999 DEEDQC
01/09/2026 02:53:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260109-0002286

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22 DAY OF Dec, 20 25

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 25-3478LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
The Piller Family Trust of 1998, and Gary Bach and Jane Bach	New Owner	128-10-A-058.00-CO
409 W F Rust Court	12424 Wilshire Blvd. # 1150	
Nashville, TN 37221	Los Angeles, CA. 90025	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SANDRA PILLER, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

SANDRA PILLER AND STEVE CALLAS, TRUSTEES OF THE PILLER FAMILY TRUST OF 1998, UAD NOV. 16, 1998, AS AMENDED OR RESTATED, AS TO AN UNDIVIDED ONE-HALF INTEREST, AND GARY BACH AND JANE BACH, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, AS TO AN UNDIVIDED ONE-HALF INTEREST

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is property known as 409 W F Rust Court, Nashville, TN 37221

Witness my hand on this 22 day of Dec., 2025

Sandra Piller
Sandra Piller

STATE OF California

COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named:SANDRA PILLER, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that SANDRA PILLER executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Los Angeles (city), CA (state), this 22nd day of Dec., 2025

Notary Public Teresa D Scott

My Commission Expires: Feb. 13, 2028

TERESA D. SCOTT
Notary Public - California
Los Angeles County
Commission # 2479841
My Comm. Expires Feb 13, 2028

25-3478LA

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Section Two Pine Forest R40 Residential P.U.D. of record in Plat Book 11700, Page 3 through 6, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sandra Piller by David F. Sherlock and wife Susan E. Sherlock by deed of record in Instrument No. 20140502-0037149, Register's Office for Davidson County, Tennessee, dated April 30, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

I Lisa Allard, 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 January 9, 2026

Lisa Allard January 9, 2026
Lisa Allard, Affiant

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this January 9, 2026.

Jim R. Vanderpool, Notary MY COMMISSION EXPIRES: 02-13-2028

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY