THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9174-WE	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,900,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 2025. Notary Public MY COMMISSION EXPIRES: 7/7/2026 (AFFIX SEAL)

MARSHALL COUNTY STATE OF TENNESSEE NOTARY PUBLIC FAITH NATALIE PEIRCE

Karen Johnson Davidson County
Batch # 1391344 DEEDWARR
03/10/2026 03:17:32 PM 2 pgs
Fees: $13.00 Taxes: $7,030.00
20260310-0019205

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Ross Pepper, Jr., Trustee	Same	
1917 19th Avenue South		104-12-0-174.00
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Victoria Hughes and Brian John Hughes, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO the **J. Ross Pepper, Jr., Trustee, and his Successors in Trust, of the Pepper Family Revocable Trust**

HEREINAFTER CALLED THE GRANTEE, HIS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Northerly 75 feet of Lot No. 53 on the Plan of Christopher & Kirkman Addition of record in Plat Book 57, Page 158, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 53 fronts 75 feet on the Westerly side of 19th Avenue South formerly Avondale Avenue and runs back between parallel lines 159 feet to an alley.

Being the same property conveyed to Victoria Hughes and Brian John Hughes, wife and husband by Warranty Deed from Gregory P. Tamberino, married of record in Instrument No. 20151007-0102239 Register's Office for Davidson County, Tennessee, dated October 02, 2015 and recorded on October 07, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1917 19th Avenue South, Nashville, TN 37212**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 27th day of February, 2025.

Victoria Hughes

Brian John Hughes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Victoria Hughes and Brian John Hughes,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of FEBRUARY, 2026.

My Commission expires: 11-8-27

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY