This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Suite 220
Franklin, TN 37064-3982

Karen Johnson Davidson County
Batch # 1401704 DEEDQC
04/06/2026 10:48:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260406-0027175

No oath of value required pursuant to Tenn. Code Ann. §67-4-409(a)(1)(C)(vi).

This Instrument was prepared by information provided by the parties with no title examination being made, and the parties hereto hold DLO Title, LLC, its members, employees, attorneys, and assigns harmless from any and all liability in connection herewith. DLO Title, LLC is not the Settlement Agent for this transaction for I.R.S. reporting requirements or for any other purpose.

Address New Owner:	Send Tax Bills:	Map-Parcel:
J. Ross Pepper, Jr., Trustee 1917 19th Avenue South Nashville, TN 37212	**Same**	104-12-0-197.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that We, **J. Ross Pepper, Jr., and wife, Selina A. Pepper, as tenants by the entirety,** for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, quitclaim unto **J. Ross Pepper, Jr., as Trustees, and his successors in trust, of the Pepper Family Revocable Trust dated July 15, 2022 (as from time to time amended),** all of our right, title and interest in and to the following described parcel of land in DAVIDSON County, Tennessee, which is described as follows:

> Land in Davidson County, Tennessee, being the northerly half of Lot No. 35 on the Revised Plan of Geo. W. Blair's First Subdivision of Belmont Heights of record in Plat Book 332, page 28, as revised in Plat Book 332, page 56 and Plat Book 332, page 117, Register's Office for Davidson County, Tennessee.
>
> Said northerly half of Lot No. 35 fronts 50 Feet on the east side of 19th Avenue South and runs back between parallel lines 156 feet to an alley.
>
> Being the same property conveyed to J. Ross Pepper, Jr., and wife, Selina A. Pepper, by Quitclaim Deed of Record in Instrument No. 20260406-0027174 Register's Office for Davidson County, Tennessee.

Subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as **2004 19th Avenue South, Nashville, TN 37212.**

This conveyance is made as a transfer by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor, or as a transfer by

the trustee of a revocable living trust back to the same transferor or to the transferor's spouse.

Tennessee Code Annotated Section 35-15-510 shall apply to the property herein conveyed and its proceeds.

WITNESS our hands this 27 day of March, 2026.

J. Ross Pepper, Jr.

Selina A. Pepper

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, J. Ross Pepper, Jr., and Selina A. Pepper, the within named bargainors, with whom I am personally acquainted (or proved his/her/their identity to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of March, 2026.

Notary Public
My Commission Expires: _____

R. MARK DOUGALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/27/2027
WILLIAMSON COUNTY