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

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

Karen Johnson Davidson County
Batch # 1401704 DEEDQC
04/06/2026 10:48:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260406-0027178

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. Selina A. Pepper 1917 19th Avenue South Nashville, TN 37212	**Same**	104-12-0-174.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **J. Ross Pepper, Jr., as Trustee of the Pepper Family Revocable Trust,** 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., and wife, Selina A. Pepper, as tenants by the entirety**, all of my 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 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 J. Ross Pepper, Jr., Trustee, and his Successors in Trust, of the Pepper Family Revocable Trust by Warranty Deed from Victoria Hughes and Brian John Hughes, wife and husband of record in Instrument No. 20260310-0019205 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 **1917 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.

WITNESS my hand this 27 day of March, 2026.

J. Ross Pepper, Jr., as Trustee of the
Pepper Family Revocable Trust

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.**, the within named bargainor, 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