Karen Johnson Davidson County
Batch# 1405830 DEEDQC
04/15/2026 11:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260415-0030787

PREPARED BY:

Cameron G. Waltman, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration ~~for this transfer~~ is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, April 15, 2026.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09.19.2027

New Owner Address:
Pepper Family Trust
4513 Price Circle Road
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
103 10 0 069.00

QUITCLAIM DEED

William Bradford Pepper and Kristen Oslin Pepper, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Pepper Family Trust**, dated April 15, 2026 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **April 15, 2026**.

William Bradford Pepper

Kristen Oslin Pepper

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **William Bradford Pepper and Kristen Oslin Pepper**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, April 15, 2026.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2021

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Hillwood Estates, Section One, as of record in Plat Book 1835, page 117, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Bradford Pepper and Kristen Oslin Pepper, husband and wife, from Douglas Waterman and Jessica Waterman, husband and wife, by deed of record in Instrument No. 20191227-0133926, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 4513 Price Circle Rd, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, Cameron G. Waltman, Esq., do hereby make oath that I am a licensed attorney and 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 April 15, 2026.

Cam Waltman
Affiant Signature

4/15/26
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, April 15, 2026.

Courtney M. Hall
Notary Public

My Commission Expires: _____

