Karen Johnson Davidson County
Batch# 1405959 DEEDQC
04/15/2026 03:50:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260415-0030994

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is $0. HALEY DROST STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 09-20-2026 Affiant Sworn to and subscribed before me this 2nd day of April, 2026. Notary Public My Commission Expires: 09/20/2026 This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(D).

QUITCLAIM DEED

THIS INDENTURE, made this 2nd day of April, 2026, among:

ERIC JEPPSON AND LORI JEPPSON, HUSBAND AND WIFE,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ERIC A. JEPPSON AND LORI L. JEPPSON, TRUSTEES OF THE E AND L JEPPSON REVOCABLE TRUST, DATED APRIL 2, 2026,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit B, Homes at 317 Duke Street, a Horizontal Property Regime with Private Elements, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated and as established by that certain Declarations of Covenants, Conditions and Restrictions for Homes at 317 Duke Street, or record in instrument Number 20170301-0020295, as amended in Instrument Number 20170707-0068635, in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plat of Homes at 317 Duke Street set forth in Exhibit B of said Declaration for the location of the Units described therein.

Being the same property conveyed to Eric Jeppson and Lori Jeppson, a married couple, and Kristin Jeppson, an unmarried woman, and William Jackson Brown, an unmarried man by Warranty Deed from Jamie Sergenian, F/K/A Jamie Harris, a married woman, and Deborah Gannon, a married woman dated May 12, 2025, and recorded May 14, 2025, at Instrument No. 20250514-0037982, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 317B Duke Street, Nashville, TN 37207.

THIS DEED has been prepared solely upon information furnished by **Eric Jeppson and Lori Jeppson.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

ERIC JEPPSON

State of WI
County of Dane

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Eric Jeppson**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of April, 2026.

Mariah J. Ebert, Notary Public
My Commission Expires: 5/23/2028

MARIAH J. EBERT NOTARY PUBLIC STATE OF WISCONSIN

LORI JEPPSON

State of WI
County of Dane

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Lori Jeppson**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of April, 2026.

Mariah J. Ebert, Notary Public
My Commission Expires: 5/23/2028

MARIAH J. EBERT NOTARY PUBLIC STATE OF WISCONSIN

Owner Name & Property Address:

Eric A. Jeppson and Lori L. Jeppson, Trustees of the E and L Jeppson Revocable Trust, dated April 2, 2026
372 Lilac Lane
Stoughton, WI 53589

Responsible Party For Taxes:

American Airlines Federal Credit Union
MD 2100 P.O. Box 619001
DFW Airport, TX 75261-9001

Tax Map and Parcel: 071 08 0D 002.00 CO

Certificate of Authenticity

I, Trent Linville, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registrations herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/2/2026.

Affiant Signature

4/2/2026
Date

STATE OF TENNESSEE)
) **ss.**
COUNTY OF MAURY)

Sworn and subscribed before me this 2nd day of April, 2026.

Notary Signature

My Commission Expires: 03 / 18 / 2030

[Seal]

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY