Karen Johnson Davidson County
Batch# 1405962 DEEDQC
04/15/2026 03:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260415-0030997

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.**

Affiant

HALEY DROST STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 09-20-2026

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:

LORI JEPPSON, A MARRIED WOMAN,

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

AND

ERIC JEPPSON AND LORI JEPPSON, HUSBAND AND WIFE

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 No. 202, on the Horizontal Property Regime for Watauga Condominiums, formerly known as Polk Manor, as recorded in the Master Deed of record in Book 6339, page 281, amended in Book 6697, page 889, amended and restated in Instrument No. 20061025-0132105, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Lori Jeppson, a married woman by Warranty Deed from Mark Mattingly dated March 31, 2017, and recorded April 11, 2017, at Instrument No. 20170411-0035129, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 222 Polk Avenue #202, Nashville, Tennessee 37203.

THIS DEED has been prepared solely upon information furnished by **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.

Lori Jeppson

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 STATE OF WISCONSIN

Mariah J. Ebert

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

Owner Name & Property Address:

Eric Jeppson and Lori Jeppson
372 Lilac Lane
Stoughton, WI 53589

Responsible Party For Taxes:

Eric Jeppson and Lori Jeppson
372 Lilac Lane
Stoughton, WI 53589

Tax Map and Parcel: 093 05 2A 109.00 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 April 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