State of _____ Rev. 134FF27

PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORDER'S OFFICE:

Karen Johnson Davidson County
Batch # 1410529 DEEDQC
04/23/2026 02:59:11 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20260423-0034527

This instrument was prepared by:
Richard D. Ruppert
308 Pine Bend Drive
Wildwood, MO 63005-4930

After recording, mail document
and tax statements to:

Rene K. Ruppert
121 Neill Avenue Unit D
Nashville, TN 37206
082 12 3C 004.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 1.00
Rachel Ruppert, Affiant
Subscribed and sworn before me this the
23 Day of April, 2026.
Brandi Wells, Deputy Register

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective this 30 day of April, 2026 (the "Effective Date") between Rachel G. Ruppert (the "Grantor") whose mailing address is 121 Neill Avenue Unit D, Nashville, TN 37206, and Rene K. Ruppert (the "Grantee") whose mailing address is 121 Neill Avenue Unit D, Nashville, TN 37206.

WITNESSETH, that the Grantor, for and in consideration of the sum of $1.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described

as follows:

Property Address: 121 D Neill Avenue, Nashville, TN 37206

Land in Davidson County, Tennessee, being Unit D of Lockewood Neill Homeowners Association, Inc., formerly known as Homes at 121 Neill Avenue, a Horizontal Property Regime with Private Elements (merger of Homes at 119 Neill Avenue and 121 Neill Avenue) established by Declaration of Covenants, Conditions and Restriction of record in Instrument No. 20160517-0049296 and Instrument No. 20170403-0032504, as amended in Instrument No. 20170403-0032503, Instrument No. 20200422-0042278 and Instrument No. 20210212-0020501, and Instrument No. 20221019-0114139, in the Register's Office for Davidson County, Tennessee, with said Unit(s) being depicted on the site plan attached as Exhibit B to the amendment in Instrument No. 20200422-0042278, to which reference is hereby made for a more complete description, together with a percentage interest in the common elements as set forth in said Declaration, as amended.

Current Source of Title Instrument No. 20240424-0029711

The Property will be held as sole ownership.

The Property is the homestead of the Grantor.

EXECUTED this 04/23/2026.



Grantor Signature

Rachel G. Ruppert

Grantor Name

ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF Tennessee.

COUNTY OF Davidson.

On this day, personally appeared before me by means of ☐ online notarization ☑ physical presence, Rachel G. Ruppert, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this 23rd day of April, 2026.

Signature

Sara Hanai

Notary Public

My Commission Expires: November 5, 2028

SARA HANAI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-05-2028

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $_____.

_____
Affiant

Subscribed and sworn before me, this _____ day of _____, 20___.

_____
Notary