AFTER RECORDING RETURN TO:
Mortgage Connect
600 Clubhouse Drive
Moon Township, PA 15108
File No. 3975204

Karen Johnson Davidson County
Batch# 1417356 DEEDQC
05/07/2026 10:20:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260507-0041191

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 103 12 0 128.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 13 day of April, 2026, by and between **Nir Rachmel and Allison B. Tepley, a married couple,** residing at 226 Lauderdale Road, Nashville, TN 37205, hereinafter referred to as Grantor(s) and **Allison Boyd Tepley and Nir Rachmel, Trustees of the Tepley and Rachmel Family Revocable Living Trust Dated July 29, 2024, and Any Amendments Thereto,** residing at 226 Lauderdale Road, Nashville, TN 37205, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 226 Lauderdale Road, Nashville, TN 37205

Being the same property conveyed to the Grantor(s) in a Deed recorded on _____ under 202605070041189 in the Register's Office of Johnson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Nir Rachmel

Nir Rachmel

Allison B. Tepley

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Nir Rachmel and Allison B. Tepley**, the within named Grantor, 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 seal, at office in Nashville, TN, this 13th day of April, 2026.

Notary Public

My Commission expires: May 9, 2026

TARA F. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Nir Rachmel Allison Tepley

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 13th day of April, 2024.

Notary Public
My Commission Expires: May 9, 2026

TARA F. WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026

Name and address for person(s) responsible for taxes

Allison Boyd Tepley and Nir Rachmel, Trustees
226 Lauderdale Road
Nashville, TN 37205

Name and address of property owner:

Allison Boyd Tepley and Nir Rachmel, Trustees
226 Lauderdale Road
Nashville, TN 37205

EXHIBIT A
LEGAL DESCRIPTION

Certain Realty, With Any and All Improvements Thereon, Situated in Davidson County, Tennessee, Being Bounded and Described as Follows:

Land in Davidson County, Tennessee, Being Lot No. 25, Block C on the Plan of Cherokee Park Second Section, as of Record in Plat Book 547, Page 175 and 176, Registers Office for Davidson County, Tennessee, to Which Plan Reference is Made for a More Complete Description.

Tax ID Number: 103 12 0 128.00

Property commonly known as: 226 Lauderdale Road, Nashville, TN 37205

Tennessee Certification of Electronic Document

I, Marie Selecky, do hereby make oath that I am a licensed attorney and/or 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 13th 2026 (date of document).

Affiant Signature

April 16th 2026
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 16th day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: August 21 2027

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lauren Morgan, Notary Public
Allegheny County
My Commission Expires August 21, 2027
Commission Number 1437723

3975204

202605070041191