Karen Johnson Davidson County
Batch # 1426931 DEEDQC
06/01/2026 01:08:01 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260601-0049117

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of ONE DOLLAR ($1.00), cash in hand paid the receipt of which is hereby acknowledged, the undersigned, GENE TAPALMAN, AND WIFE JOELLEN TAPALMAN have this day bargained, sold, quitclaimed and conveyed and by these presents does hereby bargain, sell, quitclaim and convey unto GENE A. TAPALMAN, AND JOELLEN TAPALMAN, TRUSTEES, OR THEIR SUCCESSOR IN TRUST, UNDER THE GENE A. TAPALMAN AND JOELLEN TAPALMAN REVOCABLE LIVING TRUST DATED JULY 14, 2025, AND ANY AMENDENMENTS THERETO and unto its heirs and assigns, all of their interest in and to the following described real estate, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 296, as shown on the plan of Lenox Village, Phase Five, or record as Instrument No. 20050120-0007427, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

BEING the same property conveyed to Gene Tapalman and wife, JoEllen Tapalman by Warranty Deed from Gary Brewer and wife, Gail Brewer dated March 17, 2017 and recorded March 21, 2017 as Instrument No. 20170321-0027355, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to applicable restrictions, building setback lines, existing easements, and all conditions of record.

THE ABOVE DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD; NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.

This instrument prepared by: Foust & Foust, PLLC, 4641 Chambliss Avenue, Knoxville, Tennessee 37919

Any examination of title, title search or title insurance policy will be evidenced by a separate document, certificate or policy. By this instrument preparer makes no representations as to title or survey. Failure to promptly record this instrument may seriously impair your rights.

IN WITNESS WHEREOF, the undersigned have caused their hands to be set on this 20th day of MAY, 2026.

Gene Tapalman

JoEllen Tapalman

STATE OF OHIO
COUNTY OF MONTGOMERY

Personally appeared before me, a Notary Public in and for the state and county aforesaid, Gene Tapalman and JoEllen Tapalman, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in said county the 20th day of MAY 2026.

NOTARY PUBLIC

My commission expires: AUGUST 19, 2030

NOTARIAL SEAL STATE OF OHIO

Isabela Mair
Notary Public, State of Ohio
My Commission Expires:
August 19, 2030

GENE A. TAPALMAN, AND JOELLEN TAPALMAN, TRUSTEES, OR THEIR SUCCESSOR IN TRUST, UNDER THE GENE A. TAPALMAN AND JOELLEN TAPALMAN REVOCABLE LIVING TRUST DATED JULY 14, 2025,
4605 Bantas Creek Road, West Alexandria, OH 45381
NAME AND ADDRESS OF PROPERTY OWNER(S)

(SAME)
NAME AND ADDRESS OF PERSON(S) RESPONSIBLE FOR PAYMENT OF TAXES

This instrument prepared by: Foust & Foust, PLLC, 4641 Chambliss Avenue, Knoxville, Tennessee 37919

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Map 173-09-0A, Parcel 362.00 CO
TAX PARCEL IDENTIFICATION NO.

I hereby swear or affirm that the actual or true value of this transfer, whichever is greater is $0.

Affiant

Subscribed and sworn to before me this 20th day of MAY, 2026.

NOTARY PUBLIC

My commission expires: AUGUST 19, 2030

NOTARIAL SEAL
STATE OF OHIO

Isabela Mair
Notary Public, State of Ohio
My Commission Expires:
August 19, 2030

This instrument prepared by: Foust & Foust, PLLC, 4641 Chambliss Avenue, Knoxville, Tennessee 37919

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