Karen Johnson Davidson County
Batch# 1432809 DEEDQC
06/11/2026 02:28:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260611-0053158

AFTER RECORDING RETURN TO:
Townsgate Closing Services, LLC
600 Clubhouse Drive
Suite 410
Moon Township, PA 15108
File No. 346033

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

Tax ID No.: 061 160 204.00

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 21 day of May, 2026 by and between **Stephanie Eilene Pedigo, an unmarried woman,** residing at 1318 McAlpine Avenue, Nashville, TN 37216, hereinafter referred to as Grantor(s) and **William Howard Mercer III, an unmarried man,** residing at 1318 McAlpine Avenue, Nashville, TN 37216, 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: 1318 McAlpine Avenue, Nashville, TN 37216

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.

Stephanie Eilene Pedigo

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Stephanie Eilene Pedigo**, 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 21 day of May, 2026.

Notary Public

My Commission expires: NOV. 8 2027

CHARLES L NOKES JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 8, 2027

No title exam performed by the preparer. Legal description and party's name 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: William Howard Mercer III

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 28th day of May, 2026

Notary Public
My Commission Expires: May 8, 2029

Name and address for person(s) responsible for taxes:

William Howard Mercer III
1318 McAlpine Avenue
Nashville, TN 37216

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

Name and address of property owner:

William Howard Mercer III
1318 McAlpine Avenue
Nashville, TN 37216

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the Easterly 50.1 feet of Lot No. 48 on the Plan of Kennedy and Graves Subdivision of Blocks C and D, Monte Vista of record in Plat Book 843, Page 14, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 48 fronts 50.1 feet on the Southerly side of McAlpine Avenue; and runs back between parallel lines, 388.5 feet to a dead line.

Being the same property as conveyed from William Mercer, Jr. and Anita Mercer, husband and wife to William Howard Mercer, III, an unmarried person and Stephanie Eilene Pedigo, an unmarried person, joint tenants with right of survivorship as set forth in Deed Instrument #20221129- 0124967 dated 11/22/2022, recorded 11/29/2022, DAVIDSON County, TENNESSEE.

Tax ID Number: 061 16 0 204.00

Property commonly known as: 1318 McAlpine Avenue, Nashville, TN 37216

Tennessee Certification of Electronic Document

I, Harley Grimm, 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 5/28/2026 (date of document).

Affiant Signature

6/11/2026
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 11th day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12-15-28

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Leslie A. Hramika, Notary Public
Allegheny County
My commission expires December 15, 2028
Commission number 1387936
Member, Pennsylvania Association of Notaries