THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
1903 Old Hickory, Blvd
Old Hickory, TN 37138
(615) 219-9710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Karen Johnson Davidson County
Batch# 1439066 DEEDQC
06/29/2026 04:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260629-0058783

CARLY GRESHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN to before me, this the 7th day of May, 2026.

Notary Public
My Commission Expires: 1/22/30

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
PIPER LIVING TRUST 2415 CARTER AVENUE NASVHILLE, TN 37206	**PIPER LIVING TRUST 2415 CARTER AVENUE NASHVILLE, TN 37206**	**083-04-0-065.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sarah Juenemann and Erin Juenemann, a married couple,** ("Grantors"), by these presents does hereby Quitclaim and convey unto the **Piper Living Trust, dated May 7, 2026** ("Grantee"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 57 on the Map of ROSEBANK PARK, as of record in Plat Book 1835, Page 26, Register's Office for said County.

Said Lot No. 57 fronts 80 feet on the north side of Carter Street and runs back 125 feet on the east line and 228 feet on the west line to a dead line in the rear, on which is measures 130.6 feet.

BEING the same property conveyed to Sarah Juenemann and Erin Juenemann, a married couple by Warranty Deed from William Douglas Edward Watts, a single man, dated September 27, 2024 and recorded September 30, 2024 at Instrument number 20240930-0075694, in the Register's Office for Davidson County, Tennessee.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **2415 Carter Avenue, Nashville, TN 37206**.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 7th day of May, 2026.

GRANTORS:

Sarah Juenemann

Erin Juenemann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 7th day of May, 2026, before me personally appeared Sarah Juenemann and Erin Juenemann, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 7h day of May, 2026.

Notary Public
My commission expires: 1/22/30
(SEAL)

CARLY GRESHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Ryan Poston 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 May 7, 2026 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 7th day of May 2026.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 7th day of May 2026.

Notary Public
My commission expires: 1/22/30

(SEAL)

CARLY GRESHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY