Karen Johnson Davidson County
Batch# 1442738 DEEDQC
07/07/2026 09:10:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260707-0060859

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is $0. Katherine Sobol Affiant Sworn to and subscribed before me this 25th day of June, 2026. KATHERINE SOBOL Notary Public State of Wisconsin Notary Public My Commission Expires: 03/15/2030 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(D).**

QUITCLAIM DEED

THIS INDENTURE, made this 25th day of June, 2026, among:

ERIC A. JEPPSON AND LORI L. JEPPSON, TRUSTEES OF THE E AND L JEPPSON REVOCABLE TRUST, DATED APRIL 2, 2026,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

LORI JEPPSON, A MARRIED WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit No. 202, on the Horizontal Property Regime for Watauga Condominiums, formerly known as Polk Manor, as recorded in the Master Deed of record in Book 6339, page 281, amended in Book 6697, page 889, amended and restated in Instrument No. 20061025-0132105, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Eric A. Jeppson and Lori L. Jeppson, Trustees of The E And L Jeppson Revocable Trust, dated April 2, 2026, by Quitclaim Deed dated April 2, 2026, and recorded April 16, 2026, at Instrument No. 20260416-0031014 in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 222 Polk Avenue #202, Nashville, Tennessee 37203.

LORI L. JEPPSON, TRUSTEE

State of Wisconsin
County of Dane

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Lori L. Jeppson**, the within named bargainor(s), 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 official seal this 25th day of June, 2026.

Katherine Sobol, Notary Public
My Commission Expires: 03/13/2030

KATHERINE SOBOL
Notary Public
State of Wisconsin

Owner Name & Property Address:

Lori L. Jeppson
372 Lilac Lane
Stoughton, WI 53589

Responsible Party For Taxes:

Lori L. Jeppson
372 Lilac Lane
Stoughton, WI 53589

Tax Map and Parcel: 093 05 2A 109.00 CO

THIS DEED has been prepared solely upon information furnished by **Eric A. Jeppson and Lori L. Jeppson.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

ERIC A. JEPPSON, TRUSTEE

State of Wisconsin
County of Dane

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Eric A. Jeppson**, the within named bargainor(s), 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 official seal this 25th day of June, 2026.

Katherine Sobol, Notary Public
My Commission Expires: 07/15/2030

KATHERINE SOBOL
Notary Public
State of Wisconsin

Certificate of Authenticity

I, Trent Linville, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registrations herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 25, 2026.

Affiant Signature

June 25, 2026
Date

STATE OF TENNESSEE)
) **ss.**
COUNTY OF MAURY)

Sworn and subscribed before me this 25th day of June, 2026.

Notary Signature

My Commission Expires: 03 / 18 / 2030

[Seal]

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

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