Karen Johnson Davidson County
Batch# 1451516 DEEDQC
07/24/2026 11:53:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260724-0067679

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY: *Bennett & Pressley, P.C.; 2055 N. Mt. Juliet Road, Suite 202; Mt. Juliet, TN 37122* *(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)*	
NOTE TO REGISTER'S OFFICE This Deed is exempt from recordation tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi), being a deed from Grantor to a revocable living trust created by Grantor for her use and benefit. Pursuant to T.C.A. §67-4-409(a)(1)(E) no oath of value is required on a deed exempt from recordation tax.	(Blank for Register's Office Endorsement Stamp)

Name and Address of New Owner	Name and Address of Persons or Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Westpines Legacy Trust dated May 18, 2026 11 Annandale Nashville, TN 37215	Same as New Owner	158 04 0A 005.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **Mary Jo Kephart, being one and the same as and f/k/a Mary Jo Lewis** (hereinafter "Grantor"), do hereby convey, remise, release and quitclaim unto the **Westpines Legacy Trust dated May 18, 2026** (hereinafter "Grantee"), all of my right, title and interest in and to the following described tract (parcel) of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 4, on the Plan of Section I, Otter Wood, as shown on plat of record in Plan Book 6900, Page 590, Register's Office of Davidson County, Tennessee, to which referene is hereby made for a more complete description.

Being the same property conveyed to Mary Jo Lewis, unmarried, by Warranty Deed from John D. Price and Beverly R. Price, dated October 31, 2014 and recorded on November 4, 2014 in Instrument No. 20141104-0101549 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 11 Annandale, Nashville, TN 37215.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this 23rd day of July, 2026.

GRANTOR:

Mary Jo Kephart

Mary Jo Kephart (f/k/a Mary Jo Lewis)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mary Jo Kephart, Grantor in the within instrument, with whom I am personally acquainted or proved upon satisfactory evidence, who upon oath acknowledged herself to be one and the same as, and f/k/a, Mary Jo Lewis, and who in my presence executed the within instrument and upon oath acknowledged that she did so freely and voluntarily and for the purposes therein contained.

WITNESS MY HAND and seal this 23rd day of July, 2026.

Commission Expires: _____

NOTARY PUBLIC

SHANNON PHILBECK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

Certificate of Authenticity

I, Anthony N. Greco, 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 the 23 day of July, 2026

7-23-2026

Anthony N. Greco, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 23 day of July, 2026

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT, III STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 17, 2027