Karen Johnson Davidson County
Batch# 1452460 DEEDQC
07/29/2026 11:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260729-0069746

This instrument prepared by:
Smith.Sholar.Milliken.Matthews.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.MATTHEWS. PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
John Appleton and Nancy Vetter, Trustees of the Vetter Appleton Revocable Trust	Same as New Owner	108-07-0A-027-00
906 Patio Dr	| |	
Nashville, Tennessee 37214	| |	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **JOHN APPLETON and NANCY VETTER, HUSBAND AND WIFE**, the Grantors, do hereby quitclaim and convey unto **JOHN MCQUEEN APPLETON and NANCY C. VETTER as Trustees of the Vetter Appleton Revocable Trust dated November 17, 2020,** the Grantee herein, their successors, heirs and assigns, all of Grantors' right, title and interest in and to the following described real property in Davidson Tennessee, as follows:

A Certain Condominium Unit and lot in Davidson County, Tennessee, described as follows:

Lot No. 2, Unit No. 27, in a Horizonal Property Regime as shown on the condominium site plan of Phase 1 of Sections One and Two, Patio Villa, as of record in Plat Book 5200, Page 458, register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John Appleton and Nancy Vetter, husband and wife, by deed dated July 1, 2025 from Jean M. Mathews and husband, Robert P. Mathews, and recorded on July 3, 2025 in instrument No. 20250703-0052746 in the Register's Office for Davidson County Tennessee.

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

This is Improved Property known as: 906 Patio Dr., Nashville, TN 37214

STATE OF Tennessee
COUNTY OF Davidson The actual consideration for this transfer is $0.00

Subscribed and sworn to before me this the 29th day of July, 2026.

Affiant

My commission expires: 03/28/28
(Affix Seal)

Notary Public

MACKENZIE REINACHER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Witness my hand this 14 day of July, 2026.

Grantor:

JOHN APPLETON

Nancy Vetter
NANCY VETTER

STATE OF Texas
COUNTY OF Cameron

On this 14 day of July, 2026, before me personally appeared, John Appleton and Nancy Vetter, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 14 day of July, 2026.

Notary Public

My Commission Expires: August 25, 2028

THOMAS WAYNE SINYARD
Notary ID #132640622
My Commission Expires
August 25, 2028

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 07/14/2026 (date of document).

Affiant Signature

07/14/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 14th day of July, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29