This instrument prepared by:
Momentum Title, LLC
271 Robert Rose Drive
Murfreesboro, TN 37129
File Number: 3-10075-KP

Karen Johnson Davidson County
Batch# 1477231 DEEDQC
09/24/2026 12:47:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260924-0088762

This instrument was prepared from information supplied by the parties. Momentum Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 24th day of September, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 8/21/27

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lisa Keomaniphet 129 Pepper Ridge Circle Nashville, TN 37013	New Owner	149 05 0A 129.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Lisa Keomaniphet, a single woman** ("Grantor") do/does hereby quitclaim and convey unto **Lisa Keomaniphet, a single woman, and Phouthavy Keomaniphet, a single woman, as joint tenants with right of survivorship** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Unit No. 129 on the Plan of PHASE FOUR, PEPPER RIDGE CONDOMINIUMS, of record in Plat Book 7900, Page 257, and subject to Master Deed of record in Book 7466, Page 248, as Annexation of Land recorded in Book 7572, Page 222; Book 7779, Page 48 (as Corrected, Amended and Restated in Book 8026, Page 588); Book 8297, Page 251; Book 8684, Page 880 (as Corrected, Amended and Restated in Book 8870, Page 546; Book 9020, Page 155 and Instrument of Correction recorded in Instrument No. 20120720-0063972); Book 9155, Page 806; Book 9321, Page 18; Book 9402, Page 208 and Book 9476, Page 32; as Amended in Book 8672, Page 17 (as Re-recorded in Book 8856, Page 867) and Instrument No. 20140307-0019460; and Appointment of Substitute Trustee recorded in Instrument No. 20050609-0066220 and Appointment of Successor Trustee recorded in Instrument No. 20140915-0084012, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lisa Keomaniphet, a single woman, by Rebecca Hill Caskey, unmarried, of record in Instrument No. 20260922-0088035, in the Register's Office of Davidson County, Tennessee, dated September 16, 2026 and recorded on September 22, 2026.

Being the same property conveyed to Rebecca Hill Caskey, by Warranty Deed from James Neumaier and wife, Holly Neumaier, of record in Instrument No. 20141231-0119177, in the Register's Office of Davidson County, Tennessee, dated December 24, 2014 and recorded on December 31, 2014.

This is improved property located at: **129 Pepper Ridge Circle, Nashville, TN 37013**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of Septmeber, 2026.

GRANTOR:

Lisa Keomaniphet

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lisa Keomaniphet, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of September, 2026.

WHITNEY TYSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public
My Commission expires: 11/21/2027

QUITCLAIM DEED

File No.: 3-10075-KP

QUITCLAIM DEED, OPEN DEED OF TRUST WITH DUE ON SALE CLAUSE WAIVER AND RELEASE OF LIABILITY

I, the undersigned, acknowledge that I am the owner of **129 Pepper Ridge Circle, Nashville, TN 37013** (herein "Property") and being further described as:

Land in Davidson County, Tennessee, being Unit No. 129 on the Plan of PHASE FOUR, PEPPER RIDGE CONDOMINIUMS, of record in Plat Book 7900, Page 257, and subject to Master Deed of record in Book 7466, Page 248, as Annexation of Land recorded in Book 7572, Page 222; Book 7779, Page 48 (as Corrected, Amended and Restated in Book 8026, Page 588); Book 8297, Page 251; Book 8684, Page 880 (as Corrected, Amended and Restated in Book 8870, Page 546; Book 9020, Page 155 and Instrument of Correction recorded in Instrument No. 20120720-0063972); Book 9155, Page 806; Book 9321, Page 18; Book 9402, Page 208 and Book 9476, Page 32; as Amended in Book 8672, Page 17 (as Re-recorded in Book 8856, Page 867) and Instrument No. 20140307-0019460; and Appointment of Substitute Trustee recorded in Instrument No. 20050609-0066220 and Appointment of Successor Trustee recorded in Instrument No. 20140915-0084012, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete and accurate legal description.

I acknowledge that the Property may be encumbered by an open Deed of Trust, multiple Deeds of Trusts, or encumbrances (herein collectively "Deed of Trust"). That said Deed of Trust more than likely includes a Due on Sale and/or Due on Transfer Clause, wherein if all or part of the Property or any interest in the Property is sold or transferred without the Lender's prior written consent, the Lender may require immediate payment in full of all sums secured by the Deed of Trust. I acknowledge that by executing a Quitclaim Deed for the Property, this could be viewed, interpreted, or determined to be a sale or transfer as described in the Deed of Trust as mentioned above.

I also acknowledge that I do NOT currently have a Short-Term Rental (STR) Permit issued by a local governing authority. I understand that if I have been issued a STR Permit by a local authority that transferring of any interest in the property may create a situation whereby STR will revoked and be deemed void an/or that I may be penalized for an unknown time period and not allowed to apply for another STR during that unknown time due to any transfer of this property.

Momentum Title, LLC is a title insurance agency and not a law firm. While employees and Associates of the Title Company may be attorneys, this transaction is being conducted by and through the Title Company, and not a law firm or any individual acting as an attorney for any party to this transaction. The employees, managers, and representatives of the Title Company do not provide legal advice and do not represent any party in this real estate transaction. The Title Company has an obligation to keep matters and information confidential to the greatest extent practicable. This obligation applies to the Grantor, Grantee, and other parties who may be involved in the real property transaction. The Title Company is also obligated to deal openly and equally with every party and to do so in a fair and impartial manner. The Borrower hereby waives all conflicts of interest that can be waived. The Title Companies employees, managers and

representatives cannot provide legal advice or represent you because we are not a law firm and because of our duty to deal fairly and openly with all parties involved. Any statements made by an employee, manager or representative of the Title Company during the course of your transaction is not intended to be and shall not be construed to be legal, tax, or estate-planning advice, and no attorney-client relationship shall arise as a result of this transaction. We suggest you contact a lawyer or a qualified tax advisor concerning any questions you may have with respects to the legal, estate-planning or tax consequences of your transaction.

I acknowledge that Momentum Title, LLC has informed me about the possibility of my Lender calling the full amount of all sums secured by the Deed of Trust due as a result me executing a Quitclaim Deed for the Property. Momentum Title, LLC has suggested that I consult with a certified public accountant prior to me executing a Quitclaim Deed for the Property. I acknowledge that Momentum Title, LLC is not providing any accounting or tax advice by drafting and providing said Quitclaim Deed.

I acknowledge that Momentum Title, LLC is not responsible for any legal consequences as a result of the transfer of title, including the violation of any land use limitations or restrictions, zoning, permits, regulatory prohibitions, licensing, or any other matters of public record or statutory application.

I expressly undertake to indemnify and to hold harmless Momentum Title, LLC, its attorneys, agents, employees, representatives, and any and all parent or sister companies from all liability and/or loss or damages for or arising out of the execution of any Quitclaim Deed prepared by Momentum Title, LLC.

Lisa Keomaniphet

Lisa Keomaniphet

Tennessee Certification of Electronic Document

I, Emma Howard, 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 09/24/2026 (date of document).

Emma Howard
Affiant Signature

09/24/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 24th day of September, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL