Karen Johnson Davidson County
Batch# 1060616 DEEDQC
10/13/2023 03 25 24 PM 3 pgs
Fees $17 00 Taxes $0 00
20231013-0080567

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
Truist Plaza, Suite 710
401 Commerce Street
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Map-Parcel Number:
The Karr Community Property Trust c/o Stephan D. Karr 106 Hicks Road Nashville, Tennessee 37221	The Karr Community Property Trust c/o Stephan D. Karr 106 Hicks Road Nashville, Tennessee 37221	142 16 0G 001.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in a hand paid, and other good and value consideration, the receipt and sufficiency of which is hereby acknowledged, **Stephan D. Karr** and **Carol N. Karr** by these presents do hereby quitclaim and convey unto **The Karr Community Property Trust, U/A Dtd. October 6 , 2023,** all of their right, title and interest in and to the tract or parcel of land described more particularly in **Exhibit A** attached hereto and incorporated by reference.

This is a conveyance of improved real property located at 106 Hicks Road, Nashville, Tennessee 37221.

This conveyance is made subject to all matters of record with the Register's Office for Davidson County, Tennessee.

WITNESS my hand this 6th day of October, 2023.

Stephan D. Karr

Carol N. Karr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mercedes N. Baker, a Notary Public in and for said State and County, **Stephan D. Karr** and **Carol N. Karr**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of October, 2023.

Notary Public

My Commission Expires: 07/06/2026

MERCEDES N. BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00

Stephan D. Karr

Subscribed and sworn to before me, this 6th day of October, 2023.

Notary Public

My Commission Expires: 07/06/2026

MERCEDES N. BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

EXHIBIT A

A certain tract or parcel of land in Davidson County, Tennessee, to-wit:

BEING Unit Number 1 on the Plan of Final Plat Devon Close Town Homes of record in Plat Book 9700, Page 86, Amended in Plat Book 9700. Page 147, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Stephan D. Karr and Carol N. Karr, husband and wife, by Warranty Deed from Rebecca Fewell and husband Danny A. McRight, recorded on May 22, 2006, as Instrument Number 20060522-0059561 in Register's Office for Davidson County, Tennessee.

This is improved property, known as 106 Hicks Road, Nashville, Tennessee 37221.