THIS INSTRUMENT PREPARED BY:

Michael S. Goode
is
LEWIS THOMASON, P.C.
424 Church Street, Suite 2500
Nashville, Tennessee 37219
(615) 259-1366

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever greater, for this transfer is $10.00

Affiant

MATTHEW B. LITTLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 7, 2025

Subscribed and sworn to before me this 15th day of August 2024.

Notary Public

My Commission Expires: 7/7/2025

Address New Owner (s) as follows:

Mark Anthony Kerske, Trustee of the Mark Anthony Kerske Revocable Trust, and Mary Anna Kerske, Trustee of the Mary Anna Kerske Revocable Trust
7934 Saddle Ridge Trace
Nashville TN 37221

Send Tax Bills To:

Mark A. and Mary A. Kerske
7934 Saddle Ridge Trace
Nashville TN 37221

Map-Parcel Numbers

127-224.00

Karen Johnson Davidson County
Batch # 1178020 DEEDQC
09/04/2024 03:28:32 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20240904-0068172

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, **Mark A. Kerske and wife, Mary A. Kerske** (the "Grantors"), do hereby quitclaim and convey unto **Mark Anthony Kerske, Trustee under The Mark Anthony Kerske Revocable Trust dated August 15, 2024**, as to 1/2 undivided interest, **and Mary Anna Kerske, Trustee under The Mary Anna Kerske Revocable Trust dated August 15, 2024**, as to 1/2 undivided interest, (the "Grantees"), their successors and assigns, all of Grantors' right, title, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, TN, BEING Lot No. 34 on the Plan of Section Two, Saddle Ridge, of record in Book 5200, page 366, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Mark A. Kerske and wife, Mary A. Kerske, by deed from Collis Wayne Huddleston and wife, Patti S. Huddleston, of record in Book 10320, Page 453, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1997 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 5200, page 366; restrictions of record in Book 5686, page 550; Easement for Electric Power Lines in Book 2274, page 96, Book 3184, page 14 & 87, and Book 3572, page 251; all of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as **7934 Saddle Ridge Trace, Nashville TN 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in *fee* simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns,

against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

These Trusts ("The Mark Anthony Kerske Revocable Trust" and "The Mary Anna Kerske Revocable Trust") are revocable trusts established pursuant to the laws of the State of Tennessee. This conveyance is to trusts established and qualified under T.C.A. § 35-15-510 ("Immunity from claims of separate creditors of trust property conveyed to trustee by husband and wife as tenants by the entirety.") The Trustees and Successor Trustees are granted all right, power, and authority pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. §35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trusts specifically provide that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant, or otherwise shall be bound to inquire into the capacity to act on the part of the Trustees, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustees. These trusts contain spendthrift provisions.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 USCA § 1701j-3 (d). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

This is a transfer to revocable living trusts. No actual monetary consideration is given by the Grantees, and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409(a)(3)(F).

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER. THE PREPARER HAS ACTED AS SCRIVENER ONLY. THE PARTIES HERETO RELEASE MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ANY AND ALL LIABILITY ARISING AS A RESULT OF ANY DEFICIENCIES, ERRORS, OR INACCURACIES EXISTING IN SAID QUITCLAIM DEED, AND SHALL HOLD HARMLESS AND INDEMNIFY MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ALL LIABILITY, CLAIMS, AND DAMAGES ARISING THEREFROM.

WITNESS OUR HANDS THIS 15th DAY of AUGUST 2024.

Mark A. Kerske

Mary A. Kerske

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Matt Little, a Notary Public of said County and State, appeared **Mark A. Kerske** and **Mary A. Kerske** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 15th day of August 2024.

Matt Little
NOTARY PUBLIC

MATTHEW B. LITTLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 7, 2025

My Commission Expires: 7/7/2025