THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 JAMES KEARNEY, AFFIANT Subscribed and sworn to before me, this 20 day of March 2025. NOTARY PUBLIC My Commission Expires: 11/8/28

Karen Johnson Davidson County
Batch # 1252553 DEEDQC
03/27/2025 11:10:42 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250327-0022977

HANNAH BENSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES NOV 8, 2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
JAMES P. KEARNEY and SUSAN E. KEARNEY, CO-TRUSTEES 5632 Regatta Blvd., Hermitage, TN 37076	New Owner	Map and Parcel No.: 098 09 0A 068.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, James Kearney and Susan Kearney, husband and wife, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto James P. Kearney and Susan E. Kearney, Co-Trustees of the Kearney Joint Revocable Trust, created May 6, 2024, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 5632 Regatta Boulevard, Hermitage, Tennessee 37076, and more particularly described as follows:

Being Lot No. 168, on the plan of Lakeshore, Phase 2-B, of record in Plat Book 7900, Page 599, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to James Kearney and Susan Kearney, husband and wife, from Spencer E. Essenpreis and Kari N. Essenpreis, husband and wife, by Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 20180612-0056537.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 20 day of March 2025.

James Kearney, Grantor

Susan Kearney, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **James Kearney**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20 day of March 2025.

Notary Public

My Commission Expires: 11/8/28



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Susan Kearney**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20 day of March 2025.

Hannah Benson
Notary Public

My Commission Expires: 11/8/28

