Karen Johnson Davidson County
Batch# 1275718 DEEDQC
05/20/2025 11:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250520-0039665

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Mary Tabor Kerr Affiant Subscribed and sworn to before me this 9th day of May, 2025. Notary Public My Commission Expires:

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
John Andrew Kerr III and Mary Tabor Kerr, Trustees 192 Carnavon Parkway Nashville, Tennessee 37205	SAME	129 09 0 004.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John Andrew Kerr III and wife, Mary Tabor Kerr**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust

established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **John Andrew Kerr III and Mary Tabor Kerr, Trustees of the Marandy Living Trust, established by the Revocable Trust Agreement of John Andrew Kerr III and Mary Tabor Kerr dated May 9, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 9th day of May, 2025.

John Andrew Kerr III

Mary Tabor Kerr

Mary Tabor Kerr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Andrew Kerr III and Mary Tabor Kerr, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of May, 2025.

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot No. 169, West Meade Park, Inc., Section 4, as of record in Plat Book 3300, pages 68 and 69, and amended in Book 4281, page 775, and Book 7524, page 986, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John A. Kerr III and wife, Mary Elizabeth Kerr by deed from Jonathan R. Weiner and wife, Alisa R. Weiner, of record in Book 9480, pages 514-517, Register's Office for Davidson County, Tennessee.

John Andrew Kerr III and John A. Kerr III are one and the same person. Mary Tabor Kerr and Mary Elizabeth Kerr are one and the same person.

This is improved property known as 192 Carnavon Parkway, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 May 9, 2025.

May 20, 2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 20th day of May, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

