This instrument prepared by:
COOL SPRINGS LAW FIRM
Attorney at Law
5115 Maryland Way, Suite 100
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 1276302 DEEDQC
05/22/2025 10:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250522-0040317

New owner:	Send tax bills to:	Tax Map/Parcel No:
KEVIN AND KAREN KERNO FAMILY TRUST 2508 Brittany Dr. Nashville, TN 37206	Kevin and Karen Kerno 2508 Brittany Dr. Nashville, TN 37206	083-16-0-034.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, we, Kevin Kerno and Karen Kerno, husband and wife, Grantors, convey and quitclaim to Kevin Michael Kerno and Karen Julia Kerno as co-Trustees of the **KEVIN AND KAREN KERNO FAMILY TRUST dated the 5th day of May 2025,** Grantee, its successors and assigns, all of their right, title and interest in and to the following described real estate situated in Davidson County, Tennessee, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 171 on the Plan of Eastland Acres, Section III of record in Plat Book 2231, page 41, in the Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Kevin Kerno and Karen Kerno, husband and wife, by deed from David G. Puncochar, a married man, by deed dated April 18, 2023, of record in Instrument No. 20230419-0028847, said Register's Office.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises. The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS DEED WAS PREPARED UPON INFORMATION PROVIDED BY THE PARTIES. THE PREPAROR MAKES NO REPRESENTATIONS REGARDING THE TITLE TO THE PROPERTY AND NO TITLE SEARCH WAS DONE.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 5th day of May 2025.

Kevin Kerno, Grantor

Karen Kerno, Grantor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, Notary Public of said County and State, Kevin Kerno and Karen Kerno, the Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, by signing their names.

Witness my hand, at office, this 5th day of May 2025.

Notary Public My commission expires: 10/1/28

TODD MOORE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 10/01/2028 WILLIAMSON COUNTY

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $-0-.

Affiant/Grantee

Subscribed and sworn to before me this 5th day of May 2025.

Notary Public My commission expires: 10/1/28

TODD MOORE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 10/01/2028 WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Todd Moore, 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 of the original document executed and authenticated according to law on **the 5th day of May 2025.**

Signed this 22nd day of May 2025.

Todd Moore

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 22nd day of May 2025.

Notary Public

My Commission Expires:

3/22/26

TAIJHA LORISSA GREEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY