Karen Johnson
Batch # 1279593
05/30/2025 11 11 10 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250530-0042595

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 Jeffery A. Kuhns JEFFERY A. KUHNS, AFFIANT Subscribed and sworn to before me, this 23 day of May 2025. Hannah Benson NOTARY PUBLIC My Commission Expires: 11/8/28

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:**
JEFFERY A. KUHNS, TRUSTEE 5916 Banning Circle Cane Ridge, TN 37013	New Owner	Map and Parcel No.: 183050A314.00

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, I, Jeffery A. Kuhns, a single person, ("Grantor") do hereby quitclaim, transfer and convey unto Jeffery A. Kuhns, Trustee of the Jeffery A. Kuhns Revocable Trust, created February 27, 2025, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 5916 Banning Circle, Cane Ridge, Tennessee 37013, and more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 502 on the plan of October Woods, Phase 4, Section 7-B, a Planned Unit Development, of record in Instrument #20000907-0088378, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Jeffery A. Kuhns, a single person, from Kimberly C. Woods and husband, Matthew A. Woods, by Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 20140306-0019071.

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 23 day of May 2025.

Jeffery A Kuhns

Jeffery A. Kuhns, 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 **Jeffery A. Kuhns**, 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 23 day of May 2025.

Hannah Benson

Notary Public

My Commission Expires: 11/8/28

