This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, Tennessee 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch # 1283790 DEEDQC
06/10/2025 11:24:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250610-0045527

New Owner:	Send Tax Bill:	Map/Parcel
Scott D. Karns, Trustee of the Karns Family Trust dated June 6, 2025, and any amendments thereto 200 Oak Hollow Circle Hermitage, TN 37076	Same as new owner	086 04 0A 039.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][1][D]).

Scott D Karns
AFFIANT

Sworn ~~to and~~ subscribed before me this 6th day of June 2025.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-7-2029

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **SCOTT D. KARNS** and **GLORIA B. KARNS**, (Grantors), as husband and wife, by these present do hereby quitclaim and convey unto **SCOTT D. KARNS, TRUSTEE OF THE KARNS FAMILY TRUST DATED JUNE 6, 2025, AND ANY AMENDMENTS THERETO**, (Grantee), its heirs and assigns, all our right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 10, ON THE PLAN OF PHASE 1B OAKCREST, OF RECORD IN PLAT BOOK 6900, PAGE 384, AMENDED IN PLAT BOOK 6900, PAGE 385, 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 SCOTT D. KARNS AND WIFE, GLORIA B. KARNS, BY DEED FROM LUTHER LITTLE, OF RECORD IN INSTRUMENT NO. 00010072-0000840, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 200 OAK HOLLOW CIRCLE, HERMITAGE, TN 37076.

WITNESS MY HAND this 6th day of June, 2025.

By: Scott D. Karns
SCOTT D. KARNS

By: Gloria B Karns
GLORIA B. KARNS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott D. Karns, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 6th day of June, 2025.

NOTARY PUBLIC

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-7-2029

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gloria B. Karns, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Davidson County, this 6 day of June, 2025.

Krishonda Glenn
NOTARY PUBLIC

KRISHONDA GLENN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-11-2026