Karen Johnson Davidson County
Batch# 1290538 DEEDQC
06/26/2025 12:30:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250626-0050480

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:	STATE OF TENNESSEE)
MUSIC CITY ESTATE LAW **1650 MURFREESBORO ROAD** **SUITE 130** **FRANKLIN, TN 37067** **(615) 628-7775**	COUNTY OF WILLIAMSON) The actual consideration for this transfer is $0.00. This is an exempt transfer. Affiant Subscribed and sworn to before me, this 20th day of June 2025. Notary public My commission Expires: April 14,2029

JUSTIN M. GILBERT
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 14, 2029
COUNTY OF WILLIAMSON

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
The Jaunich 2012 Irrevocable Grandchildren's Trust f/b/o Kyle Telford Jaunich 198 Kenner Ave Nashville, TN 37205	The Jaunich 2012 Irrevocable Grandchildren's Trust f/b/o Kyle Telford Jaunich 198 Kenner Ave Nashville, TN 37205	11608002800

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Kathleen Magee Jaunich, as Trustee of The Jaunich 2012 Irrevocable Grandchildren's Trust f/b/o Kyle Telford Jaunich dated April 30, 2012, does hereby quitclaim, transfer and convey Kathleen Magee Jaunich, as Trustee of The Jaunich 2012 Irrevocable Grandchildren's Trust f/b/o Kyle Telford Jaunich dated April 30, 2012, all of her right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as "Exhibit A."

Being the same property conveyed to Robert Jaunich, II, Trustee of The Jaunich 2012 Irrevocable Grandchildren's Trust f/b/o Kyle Telford Jaunich dated April 30, 2012, from Meg MacDonald, by Warranty Deed dated April 13, 2022, and recorded on April 20, 2022, as Document No. 20220420-0045817, Register's Office for Davidson County, Tennessee.

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

Property Address: 198 Kenner Avenue, Nashville, Tennessee 37205

Witness my hand this 5th day of June 2025.

Kathleen Magee Jaunich, Trustee of The Jaunich 2012 Irrevocable Grandchildren's Trust f/b/o Kyle Telford Jaunich dated April 30, 2012, Grantor

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF Santa Clara)

On June 5, 2025, before me, Judit Garcia Moreno Notary Public, personally appeared, Kathleen Magee Jaunich, as Trustee and Grantor, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

JUDIT GARCIA MORENO
Notary Public - California
Santa Clara County
Commission # 2412644
My Comm. Expires Aug 11, 2026

EXHIBIT A

Land in Davidson County, Tennessee, being the southeasterly 66 feet front of Lot No. 28 on the Plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for Davidson County, Tennessee and described as follows:

Beginning on the Northeasterly margin of Kenner Avenue at the corner of Lots 28 and 29; thence with the Northeasterly margin of said Avenue, Northwesterly 66 feet; thence Northeasterly parallel with the line between said two lots 180 feet, more or less, to the Southwesterly margin of a 10 foot reserved strip; thence with the Southwesterly margin of said strip, Southeasterly 82 feet, more or less, to the corner of said Lots Nos 28 and 29; thence Southwesterly with the line between said two lots, 230 feet to the beginning.

CERTIFICATE OF AUTHENTICITY

I, Madelyn Stampley, do hereby make oath that I am 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 June 5, 2025.

Name: Madelyn Stampley

Date: 06/26/2025

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The foregoing Certificate of Authenticity was acknowledged before me by Justin M. Gilbert, Notary Public, on June 26, 2025.

Witness my hand and official seal.

[Seal]

JUSTIN M. GILBERT
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 14, 2029
COUNTY OF WILLIAMSON

Justin M. Gilbert Notary Public

My commission expires: 04/14/2029