THIS DOCUMENT PREPARED BY
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

NEW OWNER'S ADDRESS & SEND TAX BILLS TO
7730 Wilkinson Rd, LLC
PO BOX 76
Mt Juliet, TN 37121

MAP 009-00-0
PARCEL 096 00

Karen Johnson
Batch # 1300119
07/21/2025 11 57 04 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250721-0057258

PREPARERS DISCLAIMER: This instrument is prepared based on information provided by the parties named therein The service provided is limited to the preparation of this instrument in recordable form only No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property, either before or after the use of this instrument, or otherwise is given by the preparer of this instrument to the parties Further, no legal advice has been provided to any person regarding the legal significance of or other ramifications regarding the use of this instrument or the undertaking of the subject transaction.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, we, Joshua Karns and Jessy Karns, husband and wife, Grantor(s), by these presents do hereby quitclaim and convey unto 7730 Wilkinson Rd, LLC, a Tennessee limited liability company, Grantee(s), their successors and assigns all of our interest in the following described tract or parcel of land, to wit:

A tract of land in the 14th formerly 24th Civil District of Davidson County, Tennessee. described according to a survey made by Richard B. Omohundro, Engineer, July 8, 1967, as follows:

Beginning at a spike in the center of Wilkinson Road, Armstrong or Wilkinson's northerly line; thence with the center of said Road, north 39° 33' west 100 feet; north 55° 08' west 100 feet; north 77° 08' west 100 feet; thence south 81° 22' west 100 feet; south 83° 58' west 100 feet; thence north 12° 03' east 606.4 feet to an iron pin by 12-inch elm on bank of Sulfur Branch; thence with a fence and Graves southerly line north 74° 15' east 282 feet to a 24-inch oak; thence north 87° 15' east 181 feet lo a 42-inch oak; thence south 87° 45' east 191 feet to an iron pin by post, Wilson's westerly line; thence with an old fence line south 2° 30' west 816 feet, more or less, to an existing iron pin; thence north 87° 30' west 301.6 feet to the beginning, containing 11.43 acres, more or less.

Being the same property conveyed to Joshua Karns and Jessy Karns, husband and wife by Warranty Deed dated 12/13/2019 from Gordon Joaquin Toon, a married man of record in Instrument Number 20191216-0129046, Register's Office of Davidson County, Tennessee.

This is improved property, known as 7730 Wilkinson Road, Joelton, TN 37080.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

l. Metro letter of record in Book 727 l, Page 422, Registers Office for said County.
2. Easement for Water Main and appurtenances of record in I3ook 7316, Page 86, Register's Office for said County.
3. Notwithstanding the recitation of acreage contained in Schedule A hereof, nothing herein contained shall be considered as a guarantee of the accuracy of the computation of such acreage or square footage.

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

IN WITNESS WHEREOF I/we have hereunto set our hand on the 17th day of July, 2025

Joshua Karns

Jessy Karns

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Joshua Karns and Jessy Karns, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand, at office, this 17th day of July, 2025.

Notary Public
My Commission Expires. 11/8/2027

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

The actual consideration or value whichever is greater, for this transfer is $0. Exempt from transfer tax pursuant to T C A 67-4-409a3E

Affiant

Sworn and subscribed before me, this the 17th day of July, 2025.

Notary Public
My Commission Expires: 11/8/2027

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY