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
8186 Jackman Rd, LLC
PO BOX 76
Mt Juliet, TN 37121

MAP 009-00-0
PARCEL 003 00

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

Davidson County
DEEDQC
2 pgs

20250721-0057259

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 Felix Karns and Jessy Karns, husband and wife, Grantor(s), by these presents do hereby quitclaim and convey unto 8186 Jackman 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:

Land in the 14th Civil District of Davidson County, Tennessee, described according to an unrecorded survey by Bob Cummins, Surveyor, Lic. # 693, dated January 14, 1977, and being more particularly described as follows:

BEGINNING at a point on the northerly margin of Jackman Road, being the southwest corner of this tract and the southeast corner of a tract of land conveyed to Patricia Sterry Kimbrell, and being Tract# 1 on the aforesaid survey; thence along the northerly margin of Jackman Road, N 71 deg. 51' East 88.37 feet to a point; thence N 64 deg. 49' East 99.96 feet to a point; thence N 58 deg. 02' East 35.8 feet to a point, being the common corner of this tract and Tract# 3 on the aforesaid survey; thence leaving Jackman Road, N 10 deg. 39' East 172.08 feet to a point; thence N 57 deg. 38' West 45.35 feet to a point; thence N 27 deg. 52' East 403.82 feet to a point; thence N 67 deg. 44' West 143.95 feet to a point; thence S 33 deg. 05' West 269. 73 feet to a point; thence S 28 deg. 01' West 81.27 feet to a point; thence S. 46 deg. 45' West 116.60 feet to a point; thence S 3 deg. 44' West 144.65 feet to a point; thence S. 8 deg. 22' East 173.48 feet to the point of beginning, containing 3.00 acres, more or less.

BEING the same property conveyed by to Joshua Felix Karns and Jessy Karns, husband and wife by Warranty Deed dated 9/13/2024 from Candace M. O'Brien, unmarried, of

record in Instrument No. 20240917-0071848, Register's Office for Davidson County, Tennessee.

This is improved property known as 8186 Jackman Rd., Joelton, TN 37080.

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

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

Joshua Felix 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 Felix 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