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
8255 Ellis Dr, LLC
PO BOX 76
Mt Juliet, TN 37121

MAP 008-00-0
PARCEL 106 00

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

Davidson County
DEEDQC
2 pgs

20250721-0057260

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 8255 Ellis Dr, 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 a survey by Clyde D. Anderson, Surveyor, dated February 15, 1974, as follows:

Beginning at a point on the southerly margin of Ellis Road, said point being the northeast corner of the property conveyed to Ronnie Fleming of record in Book 4688, Page 608, Register's Office for said; thence with said Fleming's easterly line South 6 degrees 15' east 458.50 feet; thence south 88 degrees 51' east 389.32 feet; thence north 3 degrees 29' east 511.41 feet; thence south 80 degrees 41' west 153.18 feet to the southerly margin of Ellis Road at the beginning of a curve; thence with same around said curve having a radius of 305.66 feet southwesterly 167.15 feet; thence continuing with the southerly margin of Ellis Road north 85 degrees 59' west 157.72 feet to the beginning.

Being the same property conveyed to Joshua & Jessy Karns by Quitclaim Deed dated 12/20/2012 from Mickey & Linda Franklin of record in Instrument No. 20121220-0117486, Register's Office for Davidson County, Tennessee.

This is improved property, known as 8255 Ellis Dr., 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 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