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
8261 Ellis Dr, LLC
PO BOX 76
Mt Juliet, TN 37121

MAP 008-00-0
PARCEL 117 00

Karen Johnson
Batch # 1300119
07/21/2025 11 57 04 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250721-0057261

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 F. Karns and Jessy Marie Karns, husband and wife, Grantor(s), by these presents do hereby quitclaim and convey unto 8261 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 Davidson County, Tennessee, Being Lot 1, Williams Acres, as shown on plat of record in Book 5210, Page 17, amended in Book 5395, Page 503, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular. description of said property.

Being the same property conveyed to Joshua F. Karns and Jessy Marie Karns, husband and wife by Warranty Deed dated 4/27/2016 from Thomas S. Williams, an unmarried man, of record in Instrument No. 20160428-0041445, Register's Office of Davidson County, Tennessee.

This is improved property known as 8261 Ellis Drive, 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 F Karns

Jessy Marie Karns

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Joshua F. Karns and Jessy Marie 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