Karen Johnson Davidson County
Batch# 1333699 DEEDQC
10/14/2025 02:06:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20251014-0081812

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owners
George R. Ghrist, Trustee
3289 Cain Harbor Drive
Nashville, TN 37214

Send Tax Bills To
George R. Ghrist, Trustee
and David Eastman
3289 Cain Harbor Drive
Nashville, TN 37214

Map-Parcel No.
062 02 0A 303.00

Quitclaim Deed to Trustee

Grantor: Renee T. Porter (unmarried)
Grantee: George R. Ghrist, Trustee of the Irrevocable Trust Agreement of Renee T. Porter, dated October 10, 2025

Grantor quitclaims and conveys to Grantee all of Grantor's one-half interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 268, on the Plan of River Trace Estate, Phase 2, Section 6, as shown on the plat of record in Instrument No. 20010605-0058138, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Renee T. Porter by deed of record at Instrument No. 20130107-0001832, Register's Office for Davidson County, Tennessee; subsequently, Renee T. Porter conveyed an interest to David Eastman, of record at Instrument No. 20250722-0057580, Register's Office for Davidson County, Tennessee; Renee T. Porter and David Eastman now hold title to said property as joint tenants with rights of survivorship.

This is improved property, known as: 3289 Cain Harbor Drive, Nashville, TN 37214.

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

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986

Renee T. Porter, Grantor

State of Tennessee
County of Sumner

On October 10, 2025, personally appeared before me, Renee T. Porter, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Notary Public
My commission expires: 7/3/2028

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

George R. Ghrist, Trustee
Grantee

Sworn to and subscribed before me on October 10, 2025.

Notary Public
My commission expires: 7/3/2028

* *

TRUE Copy Certification

I, Jennifer Berkon, 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 October 10, 2025.

Signature
Date 10/10/2025

State of Tennessee
County of Sumner

Sworn to and subscribed before me on October 10, 2025.

Notary's Signature
My Commission Expires: 7/3/2028