Karen Johnson Davidson County
Batch# 1346360 DEEDQC
11/14/2025 11:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251114-0090932

PREPARED BY:

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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, November 14, 2025.

Notary Public

My Commission Expires: *10/24/2028*

New Owner Address:
16 Paws Family Trust
1932-A Kimbark Drive
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
131 02 2P 001.00

QUITCLAIM DEED

Kara McCormick ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **16 Paws Family Trust**, dated November 14, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **November 14, 2025**.

Kara McCormick

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Kara McCormick**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such personexecuted the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, November 14, 2025.

Notary Public

My Commission Expires: _____

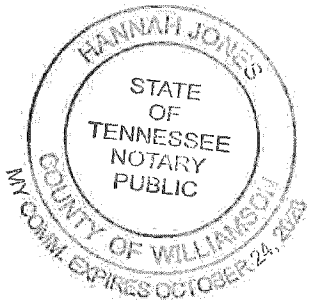


EXHIBIT A

Land in Davidson County, Tennessee, being Unit A of 28 Colonial Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 28 Colonial Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160310-0022893, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 28 Colonial Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160310-0022893, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Kara McCormick, a single woman, from Mary Lynn Adcock and Chad Adcock, wife and husband, by deed of record in Instrument No. 20231122-0090929, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to all such limitations, restrictions and encumbrances as may affect the premises, including but not limited to: (i) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Colonial Heights, as recorded in Plat Book 1130, Page 102; (ii) Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160310-0022893.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 1932-A Kimbark Drive, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, Cameron G. Waltman, Esq., do hereby make oath that I am a licensed attorney and 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 November 14, 2025.

Cameron Waltman

Affiant Signature

11/14/25

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, November 14, 2025.

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028