Karen Johnson Davidson County
Batch# 1353673 DEEDQC
12/04/2025 09:22:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251204-0096280

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Bonnie S. Jannasch Affiant Subscribed and sworn to before me, this 2nd day of December, 2025. Notary Public My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers
Karl N. Jannasch and Bonnie S. Jannasch, Trustees 205 Herbert Court Brentwood, Tennessee 37027	SAME	171 08 0A 009.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Karl N. Jannasch and wife, Bonnie S. Jannasch**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by

the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Karl N. Jannasch and Bonnie S. Jannasch, Trustees of the Karl & Bonnie Jannasch Living Trust, established by the Revocable Trust Agreement of Karl N. Jannasch and Bonnie S. Jannasch dated December 2, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 2nd day of December, 2025.

Karl N. Jannasch

Bonnie S. Jannasch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karl N. Jannasch and Bonnie S. Jannasch, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of December, 2025.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

LAND in Davidson County, TN, BEING Lot No. 9, on the Plan of Cottonport Plantation, Phase 1, of record in Plat Book 6900, pages 529 and 530, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Karl Jannasch and wife, Bonnie Jannasch by deed from Judy R. Copeland and husband, Howard L. Copeland, of record as Instrument No. 20051220-0152445, Register's Office for Davidson County, Tennessee.

Karl N. Jannasch and Karl Jannasch are one and the same person.

Bonnie S. Jannasch and Bonnie Jannasch are one and the same person.

This is improved property known as 205 Herbert Court, Brentwood, Tennessee 37027.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or 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 December 2, 2025.

12/03/2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of December, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

