Karen Johnson Davidson County
Batch# 1353702 DEEDQC
12/04/2025 09:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251204-0096318

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLWG)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Gary Wayne Prim, Co-Trustee Julie Mouser Prim, Co-Trustee Prim Community Property Trust 1714 Bonner Avenue Nashville, Tennessee 37215	same	131 03 0 109.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Gary Prim, (the "Grantor"), does hereby quitclaim, transfer and convey all his right, title and interest in and to the following described property to Gary Wayne Prim and Julie Mouser Prim, and their successors in trust, as Co-Trustees of the Prim Community Property Trust, a Tennessee Community Property Trust, dated December 2, 2025 (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 40 on the plan of Green Hills Subdivision No. 2, as of record in Book 547, Page 139, Register's Office for said County, said lot no. 40 fronts 68 feet on the northerly side of Bonner Avenue and runs back 167 feet 9 inches on the easterly line and 168 feet 5 inches on the westerly line with the easterly margin of Green Hills Avenue, to a dead line, measuring 72 feet thereon.

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

This is improved property known as 1714 Bonner, Nashville, Tennessee 37215.

Being the same property conveyed to Gary Prim by General Warranty Deed dated December 15, 1983, from Morris P. Burrough, an Unmarried Widower, of record in Book 6194, page 678, in the Register's Office for Davidson County, Tennessee.

This Property is being transferred expressly subject to all limitations, restrictions, encumbrances, and other matters of public record that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Prim Community Property Trust dated December 2, 2025, a Tennessee Community Property Trust, as community property.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 2nd day of December, 2025.

Gary Prim, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Gary Prim, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 2nd day of December, 2025.

Notary Public

My Commission Expires: October 4, 2027

BAYLEIGH PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Gary Wayne Prim, Affiant

Subscribed and sworn to before me this 2nd day of December, 2025.

Notary Public

My Commission Expires: October 4, 2027

BAYLEIGH PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Carrie Wintle Granger, 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.

Carrie Wintle Granger

12/2/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 2nd day of December, 2025.

Notary Public

My Commission Expires: October 4, 2027

BAYLEIGH PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

17301\001\4440408.v1