Karen Johnson Davidson County
Batch# 1354568 DEEDQC
12/05/2025 11:45:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251205-0096832

THIS INSTRUMENT PREPARED BY: Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.:
Eliot Douglas Kerner and Megan Michelle Sutton, Co-Trustees of The Kerner-Sutton Family Trust Agreement dated November 24, 2025	First Horizon Bank	145 02 0C 002.00
1508 Tyne Blvd	PO Box 0054	
Nashville, TN 37215	Palatine, IL 60055-0054	

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance we, **ELIOT DOUGLAS KERNER and wife, MEGAN MICHELLE SUTTON**, do hereby convey to **ELIOT DOUGLAS KERNER and MEGAN MICHELLE SUTTON, Co-Trustees of THE KERNER-SUTTON FAMILY TRUST AGREEMENT dated November 24, 2025**, all of our right, title and interest in the following described tracts or parcels of land located in Davidson County, Tennessee, and described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit 2 of Homes at 1508 and 1510 Tyne, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1508 and 1510 Tyne, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170731-0077280, 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 Homes at 1508 and 1510 Tyne, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20170731-0077280, 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 Megan Michelle Sutton and spouse, Eliot Douglas Kerner, from White Pines Building Group, LLC, a Tennessee limited liability company, by Warranty Deed dated November 4, 2019, of record in Instrument No. 20191106-0114751, Register's Office for Davidson County, Tennessee.

This is improved property known as 1508 Tyne Blvd., Nashville, TN 37215.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 24th day of November, 2025.

ELIOT DOUGLAS KERNER

MEGAN MICHELLE SUTTON

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELIOT DOUGLAS KERNER**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Brentwood, Tennessee, on this the 24th day of November, 2025.

Elizabeth Ryder Sykes
Notary Public

My commission expires: _____

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MEGAN MICHELLE SUTTON**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Brentwood, Tennessee, on this the 24th day of November, 2025.

Elizabeth Ryder Sykes
Notary Public

My commission expires: _____

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 - .

Affiant

Sworn to and subscribed before me this
24th day of November, 2025.

Notary Public

My commission expires: 

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, 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 November 24, 2025.

December 5, 2025
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of December, 2025.

Linda J. Williams
Notary Public

My commission expires:

March 3, 2026

LINDA J. WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026