Karen Johnson Davidson County
Batch# 1367360 DEEDQC
01/08/2026 07:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260108-0001529

THIS INSTRUMENT PREPARED BY:
Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

EMILY HARVEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-11-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Affiant

Subscribed and sworn to before me, this 5th day of January, 2026.

Notary Public

My Commission Expires: 01-11-26

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Cynthia Ann Kershner, Trustee 213 54th Avenue North Nashville, TN 37209	SAME	103 03 0 286.00

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, **Cynthia Ann Kershner**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the

subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's 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 **Cynthia Ann Kershner, Trustee of the Cynthia Ann Kershner Living Trust, established by the Revocable Trust Agreement of Cynthia Ann Kershner dated January 5, 2026**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's 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 my hand this 5th day of January, 2026.

Cynthia Ann Kershner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cynthia Ann Kershner, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 5th day of January, 2026.

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 7 on the plan of Revision of Lots 3-11, Hood Subdivision of record in Instrument No. 20020604-0067571, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mark Manz and wife, Cynthia Kershner, by deed from House Reworks, LLC, a Tennessee limited liability company, of record as Instrument No. 20050315-0028463, Register's Office for Davidson County, Tennessee.

Cynthia Ann Kershner and Cynthia Kershner are one and the same person.

Mark Manz died on October 22, 2024.

This is improved property known as 213 54th Avenue North, Nashville, TN 37209.

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 January 5, 2026.

01/07/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 7th day of January, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

