Karen Johnson Davidson County
Batch# 1373071 DEEDQC
01/23/2026 12:42:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260123-0005953

THIS INSTRUMENT PREPARED BY:
Paul F. Soper, Esq.
West End Title & Escrow
2323 21st Ave., S., Ste. 502
Nashville, TN 37212

ADDRESS NEW OWNER:
John Patrick McKennon
as Trustee of the JPM
Family Spendthrift Trust
5404 Sassafras Place
Brentwood, TN 37027

SEND TAX BILLS TO:
same as new owner

MAP/PARCEL NO:
159-01-0-001.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **PAUL F. SOPER, AS TRUSTEE OF THE 5404 SASSAFRASS TRUST, U/A/D DECEMBER 14, 2022, (Grantor)** does remise, release and quitclaim unto, **JOHN PATRICK MCKENNON, TRUSTEE OF THE JPM FAMILY SPENDTHRIFT TRUST, DATED AUGUST 25, 2025, WITH FULL POWER TO PURCHASE, ACQUIRE, CONTRACT FOR SALE AND CONVEYANCE OF, ENCUMBER, OPTION, SELL, GRANT, LEASE, RENT, MANAGE, ADMINISTER, BARGAIN, CONVEY AND OTHERWISE DEAL WITH TRUST PROPERTY, OR ANY PART THEREOF, WITHOUT THE NECESSITY OF JOINDER BY BENEFICIARY ("Grantee"),** his successors and assigns all of his right, title and interest in and to the following described land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5404 Sassafras Place, Brentwood, TN 37027, (also known as 5404 Sassafrass Place).

WITNESS my hand this the 21st day of January, 2026.

Paul F. Soper, Trustee of the
5404 Sassafrass Trust, u/a/d
December 14, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared PAUL F. SOPER, TRUSTEE OF THE 5404 SASSAFRASS TRUST, U/A/D DECEMBER 14, 2022, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 21st day of January, 2026.

Tricia Ball
Notary Public

My commission expires:
3/6/29

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is -$0-.

Affiant

Sworn to and subscribed before me, this
21st day of January, 2026.

Tricia Ball
NOTARY PUBLIC

My Commission Expires: 3/6/29

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Sassafras, of record in Book 5050, Page 91, Register's Office for said County, described as follows:

Beginning at an iron pin on Jefferson Davis Court, said iron pin being the Northwest corner of Lot No. 195, Tyne Valley Estates, Section 10, of record in Plat Book 3700, Page 136, Register's Office for said County; thence with East line of Lot No. 195 and the West margin of a 50' road access, South 22 degrees 23' 05" West 375.74 feet to an iron pin, the Southeast corner of Lot No. 195, and the Northern line of Sassafras Subdivision, recorded in Plat Book 5050, Page 91; thence South 51 degrees 13' 53" East 52.23 feet; thence South 43 degrees 26' 33" East 15.39 feet to then center of a 40' private road; thence with the centerline of said road South 19 degrees 51' West 250.15 feet; thence South 38 degrees 03' West 156.36 feet; thence North 29 degrees 09' 30" West 222.14 feet; thence North 49 degrees 09' 30" West 76.93 feet; thence South 40 degrees 59' 30" West 255.27 feet to the beginning point of Lot No. 2, Sassafras Subdivision; thence South 49 degrees 00' 30" East 72.71 feet to an iron pin; thence North 79 degrees 28' 53" East 412.13 feet to an iron pin in the Westerly margin of Galaxy Estates Subdivision, of record in Book 4175, Page 77, said Register's Office; thence Southerly along said Westerly line South 4 degrees 48' 24" West 430.00 feet to a concrete monument; thence North 86 degrees 23' 41" West 599.85 feet to an iron pin; thence North 3 degrees 36' 18" East 203.09 feet to a point in the Westerly margin of a 40' private road; thence North 39 degrees 53' 00" East 111.99 feet to a point in the Westerly margin of said private road; thence North 0 degrees 31' 23" West 30.87 feet to an iron pin, being the Southwest corner of Lot No. 161, Tyne Valley Estates; thence North 10 degrees 43' 06" East 106.83 feet to the point; thence South 49 degrees 00' 30" East 93.35 feet to the point of beginning, containing 5.07 acres according to a survey made by Michael V. Holmes & Associates.

Being the same property conveyed to PAUL F. SOPER, TRUSTEE OF THE 5404 SASSAFRASS TRUST, U/A DATED DECEMBER 14, 2022, by deed from WILLIAM P. DUTTON AND WIFE, DARLENE P. DUTTON, of record in Instrument No. 20230113-0003172, dated January 13, 2023, said Register's Office.

Tennessee Certification of Electronic Document

I, Paul Soper, 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 1/21/26 (date of document).

Affiant Signature

1/23/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3/6/29

NOTARY'S SEAL

