| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| **Janet A. Sterchi, Trustee of the Janet A. Sterchi Revocable Trust 199A Kenner Avenue Nashville, TN 37205** | **116 08 0 024.00** | **SAME** |
| This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215 | | |

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Janet A. Sterchi** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **Janet A. Sterchi, Trustee of The Janet A. Sterchi Revocable Trust dated March 22nd, 2022** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **199A Kenner Avenue, Nashville, TN 37205**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 12 day of March, 2026.

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 04/20/2027

Karen Johnson Davidson County
Batch # 1393780
03/17/2026 08:39:30 AM
DEEDQC
3 pgs
Fees: $17.00 Taxes: $0.00

20260317-0021023

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 12 day of March, 2026.

**JANET A. STERCHI**

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 **Janet A. Sterchi,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 12 day of March, 2026.

Notary Public

My Commission Expires: 06/20/2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

## EXHIBIT A

(Legal Description of the Property)

**Land in Davidson County, Tennessee, being Unit A of Homes at 199 Kenner Avenue, 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 199 Kenner Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20181001-0096972, 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 199 Kenner Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20181001-0096972, 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 Janet A. Sterchi from Potter Brothers Construction, LLC, a Tennessee limited liability company, by warranty deed filed for record on May 23, 2019, Instrument Number 20190523-0048929, as of record in Register's Office for Davidson County, Tennessee.

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