Karen Johnson Davidson County
Batch# 1394099 DEEDQC
03/18/2026 08:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260318-0021444

This Instrument Prepared by:
ADAM J. BERK, ESQ.
ELDER LAW OF NASHVILLE PLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

From information furnished by the parties.

The actual consideration or value whichever is greater for this transfer is NO MONETARY CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me
This 15th day of March, 2026.

ADAM J. BERK
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 2, 2026
COUNTY OF DAVIDSON

Anna M. Smith-Berk, *Affiant*

Adam J. Berk, **NOTARY PUBLIC**
My Commission Expires: November 2, 2026

QUITCLAIM DEED

[Exempt from Taxation Pursuant to T.C.A. § 67-4-409(3)(A)(ii)]

ADDRESS OF NEW OWNER:
Grace Family Tennessee Community Property Trust
Michael Joseph Grace &
Susan Carrona Grace, *Trustees*
2204 Village Park Court
Old Hickory, TN 37138

SEND TAX BILLS TO:
Grace Family Tennessee Community Property Trust
Michael Joseph Grace &
Susan Carrona Grace, *Trustees*
2204 Village Park Court
Old Hickory, TN 37138

MAP & PARCEL NO.
044-15-0E-028.00CO

FOR NO MONETARY CONSIDERATION, we, **Mike Grace** (*also known as Michael Joseph Grace*) **and Susan Grace** (*also known as Susan Carrona Grace*) by these presents do hereby quitclaim and convey unto **Michael Joseph Grace and Susan Carrona Grace, Trustees of the Grace Family Tennessee Community Property Trust, dated March 15, 2026**, all our right, title and interest in and to the following described tract of land:

{property description to appear below}

Being Lot No. 28 on the Final Plat Village Green-Phase 2 of record in Instrument No. 20171220-0129585, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same parcel conveyed to Mike Grace (*also known as Michael J. Grace*) and Susan Grace (*also known as Susan C. Grace*) from Village Green of Old Hickory, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed dated November 18, 2019, and recorded January 17, 2020, of record via Instrument No. 20200117-0006484, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) All matters appearing on the Plan of record in Instrument No. 20170118-0005633 and 20170217-0016822, said Register's Office; (2) Terms, provisions, covenants, conditions, and restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions, Restrictions, and By-Laws recorded in 20170726-0075680, 20171003-0101319, and 20151008-0102842, Register's Office for said County; (3) Quitclaim Deed to Home Owners Association of Record in Instrument No. 20210924-0128698

{signatures page to appear below}

This improved property known as 2204 Village Park Court, Old Hickory, TN 37138

Witness my hand this 15th day of March, 2026.

Michael Joseph Grace, *Grantor*

Susan Carrona Grace, *Grantor*

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael Joseph Grace** and **Susan Carrona Grace**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of March, 2026.

ADAM J. BERK
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
November 2, 2026
COUNTY OF DAVIDSON

Adam J. Berk, **NOTARY PUBLIC**
My Commission Expires: 11/2/2026

Tennessee Certification of Electronic Document

I, Adam J. Berk, do hereby make oath that I am a licensed attorney and 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 the 15th day of March, 2026.

Adam J. Berk, *Affiant*

3/17/2026
Date

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 17th day of March, 2026.

STEPHANIE L WHITTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027
[SEAL]

NOTARY PUBLIC
My Commission Expires: May 3, 2027