Karen Johnson Davidson County
Batch# 1396145 DEEDQC
03/23/2026 09:54:30 AM 3 pgs
Fees: $27.00 Taxes: $0.00
20260323-0022741

Prepared from information provided by the parties hereto without the benefit of title insurance or counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Attorney Douglas L. Waterman shall not be responsible for any matter that could have been resolved by a title examination or legal and/or tax related counsel. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	The Sharon Sauser Kane Living Trust 1117 Frances Avenue Nashville, Tennessee 37204
SEND TAX BILLS TO:	SAME
MAP-PARCEL NUMBERS:	16DA 38976 131-04-0 173.00
Prepared by:	Douglas L. Waterman, Attorney at Law, PLLC Dba Waterman Law Firm 4701 Trousdale Drive, Suite 211 Nashville Tennessee 37220

QUITCLAIM DEED

F OR AND IN CONSIDERATION of One and No/100 Dollars ($1.00) This Deed, Made this 21stday of March, 2026 by and between Sharon Sauser Kane "Grantor(s)" conveys her entire ownership interest of said property unto the THE SHARON SAUSER KANE LIVING TRUST, dated March 21, 2026 SHARON SAUSER KANE, Trustor and/or Trustee "Grantee," including all their rights, title and interest in said property and the following described real estate, to-wit:

Land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the plan of M. N. Young's Park View Subdivision, of record in Book 547, page 173, Register's Office for said County. Said Lot No. 27 fronts 100 feet on the southerly margin of Frances Avenue and extends back between parallel lines 164 feet to a dead line in the rear.

Being the same property conveyed to Roma A. Cupp, an unmarried woman by deed from Samuel B. Farrow and wife, Lila B. Farrow of record in Book 4223, page 375, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sharon Sauser Kane, an unmarried woman by deed from Roma Cupp, an unmarried woman, of record in Book 6917 Page 687, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises

Known as 1117 Frances Avenue, Nashville, Tennessee 37204

[Signatures on following page]

WITNESS my hand and seal on this 21 th day of March, 2026

Sharon Sauser Kane

SHARON SAUSER KANE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared SHARON SAUSER KANE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Grantor(s) and that they as such executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this the 21 th day of March, 2026.

Diane T. Waterman

Notary Public

My Commission Expires: 5-6-26

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-6-2029

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1.00

Affiant: Sharon Sauser Kane

Signed before me, witness my hand and official seal.
This 21 st day of March, 2026.

Diane T. Waterman

Notary Public

My Commission Expires: 5-6-26

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-6-2029

Certificate of Authenticity

I, Douglas L. Waterman, 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 3/21/26.

Date

Affiant Signature

3/22/26

Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 5-6-2029

Date

Notary's Seal (if on paper)

