THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owner(s)
John D. Berry and
Kelly C. Berry, Trustee
5916 Robert E. Lee Drive
Nashville, TN 37215

Send Tax Bills To
Same

Map-Parcel No.
145 09 0 071.00

Karen Johnson Davidson County
Batch# 1404984 DEEDQC
04/14/2026 09:04:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260414-0030143

Quitclaim Deed to Trustee

Grantor: John D. & Kelly C. Berry
Grantee: John D. Berry and Kelly C. Berry, Trustee under the Revocable Trust Agreement of John D. Berry and Kelly C. Berry, dated April 13, 2026.

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of Tyne Valley Estates, Section 9, as of record in Plat Book 3700, pages 65 and 66, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John D. & Kelly C. Berry by deed from Randall C. Chase and Linda N. Chase of record in Book 11758, pages 432-434, said Register's Office.

This conveyance is made subject to: (1) Easements of record in Book 7765, page 566; and (2) All matters appearing on the Plan of record in Plat Book 3700, pages 65 and 66, said Register's Office.

This is improved property, known as: 5916 Robert E. Lee Drive, Nashville, TN 37215.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

John D. Berry, Grantor

Kelly C. Berry, Grantor

State of Tennessee
County of Sumner

On April 13, 2026, before me personally appeared John D. Berry, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Notary Public
My commission expires: 7/3/2028

State of Tennessee
County of Sumner

On April 13, 2026, before me personally appeared Kelly C. Berry, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Notary Public
My commission expires: 7/3/2028

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

John D. Berry, Trustee
Grantee

Sworn to and subscribed before me on April 13, 2026.

Notary Public
My commission expires: 7/3/2028

TRUE Copy Certification

I, Agatha Wallace, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on April 13, 2026.

Signature
April 13, 2026
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on April 13, 2026.

Notary's Signature
My Commission Expires: 11/20/29