Karen Johnson Davidson County
Batch # 1405032 DEEDQC
04/14/2026 09:50:18 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260414-0030203

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Parcel ID Number:
Farner Community Property Trust Attn: Glenn and Monica Farner, Trustees 3717 Sugartree Place Nashville, TN 37215	Same as Owner.	117-13-0G-002.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in a hand paid, and other good and value consideration, the receipt and sufficiency of which is hereby acknowledged, **Glenn Farner and wife, Monica Farner**, as Grantors, by these presents do hereby quitclaim and convey unto **The Farner Community Property Trust, Under Agreement Dtd. April 6, 2026**, as Grantee, all of their right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described in the Exhibit "A" attached hereto.

This conveyance is of improved real property located at 3717 Sugartree Place, Nashville, Tennessee 37215.

This conveyance is made subject to all matters of record with the Register's Office for Davidson County, Tennessee.

WITNESS our hands, this 6th day of April, 2026.

Glenn Farner

Monica Farner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Leigh Spiers, a Notary Public in and for said County, **Glenn Farner and Monica Farner**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of April, 2026.

Notary Public

LEIGH SPIERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER My commission expires December 22, 2026

My Commission Expires: 12/22/26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This conveyance is exempt from the payment of the privilege tax pursuant to Section 67-4-409(a)(1)(C)(vii), Tennessee Code Annotated.

By _____
Glenn Farner, Trustee

Subscribed and sworn to before me, this 6th day of April, 2026.

Notary Public

LEIGH SPIERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER My commission expires December 22, 2026

My Commission Expires: 12/22/26

EXHIBIT "A"

Land in Davidson County, Tennessee, being described as following, to wit:

BEING Unit No. B as shown on the Plan of Sugartree Place Townhomes, a Horizontal Property Regime, as recorded as Exhibit "A" to the Master Deed for Sugartree Place Townhomes of record in Instrument 200811130112345, said Register's Office, to which reference is hereby made for a more complete description.

BEING the same property conveyed to **Glenn Farner and wife, Monica Farner**, by Warranty Deed from **Sugartree Partner, a Tennessee general partnership**, dated April 17th, 2009, of record in instrument number 20090421-0036075, at the Register's Office for Davidson County, Tennessee.

The foregoing description was taken from the prior deed of record. *See* T.C.A. Section 66-24-121.