Karen Johnson Davidson County
Batch# 1413855 DEEDQC
04/30/2026 01:50:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20260430-0038538

PREPARED BY AND RETURN TO:
Baker, Donelson, Bearman, Caldwell
& Berkowitz, PC
Attn.: Steven K. Wood, Esq.
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

Name and address of owners:	Send tax bills to:	Map Parcel Number:
Scott W. Kardenetz and Anne L. Kardenetz, Trustees 8698 Haselton Road Nashville, TN 37221	Scott W. Kardenetz and Anne L. Kardenetz, Trustees 8698 Haselton Road Nashville, TN 37221	169 00 0 353.00

QUITCLAIM DEED

WHEREAS, Scott Kardenetz and Anne Kardenetz acquired the property more particularly described herein by Warranty Deed dated March 22, 2018, recorded March 23, 2018 as Instrument Number 20180323-0027396 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, Scott Kardenetz and Anne Kardenetz desire to make this Quitclaim Deed and cause it to be recorded in said Register's records.

NOW, THEREFORE, SCOTT KARDENETZ and ANNE KARDENETZ ("Grantors") quitclaim a one-half (1/2) undivided interest in and to said property to SCOTT W. KARDENETZ, TRUSTEE OF THE SCOTT W. KARDENETZ REVOCABLE TRUST DATED JULY 6, 2023, as may from time to time be amended, and a one-half (1/2) undivided interest in and to said property to ANNE L. KARDENETZ, TRUSTEE OF THE ANNE L. KARDENETZ REVOCABLE TRUST DATED JULY 6, 2023, as may from time to time be amended ("Grantees"), their successors and assigns, all of Grantors' right, title, and interest in and to the following described property (the "Property"), to wit:

[SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.]

This is improved property known as 8698 Haselton Road, Nashville, TN 37221.

The undersigned acknowledge that this deed was prepared from information in prior deeds, that no request was made that Baker, Donelson, Bearman, Caldwell & Berkowitz, PC perform a title examination, and that Baker, Donelson, Bearman, Caldwell & Berkowitz, PC shall have no liability for the status of the title to the property or for the accuracy of such information.

[Continued on following page.]

IN WITNESS WHEREOF, Grantors have executed this deed as of the 27th day of April, 2026.

GRANTORS:

Scott Kardenetz

Anne Kardenetz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before the undersigned Notary Public in and for the State and County aforesaid, personally appeared Scott Kardenetz, a within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27 day of April, 2026.

Notary Public

Commission Expires: 03/05/2030

TERESA M. SEMORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 5, 2030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before the undersigned Notary Public in and for the State and County aforesaid, personally appeared Anne Kardenetz, a within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27 day of April, 2026.

Notary Public

Commission Expires: 03/05/2030

TERESA M. SEMORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 5, 2030

4926-7872-6812 v.1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear and affirm that there is no consideration for this transfer and that there is no transfer tax due pursuant to the provisions of Tennessee Code Annotated §67-4-409(a)(4).

Printed Name: Scott Kardene
Trustee / Grantee

Sworn to and subscribed before me this
27 day of April, 2026.

Teresa M. Semore
Notary Public

Commission Expires: 03/05/2030

TERESA M. SEMORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 5, 2030

TERESA M. SEMORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 5, 2030

4926-7872-6812 v.1

EXHIBIT "A"

Property Description

A certain tract or parcel of land in Davidson County, Tennessee, described as being a tract of land as shown on Property Map 169, Assessor's Office, and lying wholly within the 35th Councilmanic District of Davidson County, Metropolitan Nashville, Tennessee, bounded in general by property now or formerly belonging to Jefferson H. Perky on the East, Claude W. Smith 4.71-acre tract on the South, Wesley Justin Roach and Cheryl Lynn Moon on the West, Claude W. Smith 2.45-acre tract on the North, and more particularly described as follows:

Beginning at an existing iron pin "Chapdelaine" (N: 616252.90, E: 1675079.84), in the West line of Jefferson H. Perky (ref. Instrument #20150520 page 0046787 in the Register's Office of Davidson County, Tennessee – Property Map 169 Parcel 359); thence with Perky's West Line South 07 degrees 28 minutes 50 seconds West 317.46 feet to an iron pin set, the Northeast corner of Claude W. Smith 4.71-acre tract; thence with the North lines of said 4.71-acre tract South 61 degrees 47 minutes 55 seconds West 272.97 feet to an iron pin set; thence North 60 degrees 42 minutes 15 seconds West 197.82 feet to an existing iron pin "Chapdelaine" on the South side of Prichard Creek, a Southeast corner of Wesley Justin Roach (ref. Instrument #20131008 page 0105656 in said Register's Office – Property Map 168 Parcel 245); thence with Roach's East line North 29 degrees 12 minutes 12 seconds West, passing an existing iron pin at 323.22 feet, and a second iron pin at 376.05 feet, in all 452.17 feet to an existing iron pin on the West side of a small hollow, the Southeast corner of Cheryl Lynn Moon (ref. Instrument #20170502 page 0042878 in said Register's Office – Property Map 168 Parcel 124); thence with Moon's East line North 36 degrees 59 minutes 41 seconds West 126.88 feet to an iron pin set, the Southwest corner of Claude W. Smith 2.45-acre tract; thence with the South line of said tract North 59 degrees 42 minutes 19 seconds East 398.04 feet to an iron pin set in the West line of the aforementioned Jefferson H. Perky; thence with Perky's West line South 49 degrees 21 minutes 57 seconds East, passing an existing iron pin at 176.72 feet, and a second existing iron pin at 232.45 feet, in all 537.25 feet to the point of beginning, containing 8.00 acres, more or less, and being a portion of Claude W. Smith and Linda H. Smith property as recorded in Deed Book 10482, page 430 and Deed Book 10482, page 439 in said Register's Office, according to a survey by Randolph L. Chapdelaine, R.L.S. #1444, dated December 7, 2017.

In favor of and subject to the above tract are Easements as recorded in Deed Book 10482, page 439 in said Register's Office.

The above tract is subject to a non-exclusive waterline easement running through the above property to the North line of an existing 50-foot ingress-egress and utility easement described as follows: Commencing at an existing iron pin "Chapdelaine" (North: 616252.90, E: 1675079.84), in the West line of Jefferson H. Perkey (Ref. Instrument #20150520 Page 0046787 in the Register's Office of Davidson County, Tennessee – Property Map 169 Parcel 359); thence with Perky's West line North 49 degrees 21 minutes 57 seconds West 537.23 feet to an iron pin set, the Southeast corner of Claude Smith's 2.00-acre tract; thence South 59 degrees 42 minutes 19 seconds West 51.93 feet to a point, the true point of beginning of the following described waterline easement: thence from the true point of beginning South 63 degrees 02 minutes 10 seconds East 138.39 feet to a point; thence South 54 degrees 44 minutes 04 seconds East 53.87 feet to a point on the North side of an existing 50-foot ingress-egress and utility easement; thence with said easement South 66 degrees 51 minutes 13 seconds West 33.93 feet to a point; thence leaving said easement North 48 degrees 46 minutes 32 seconds West 35.78 feet to a point; thence North 63 degrees 02 minutes 10 seconds West 137.25 feet to a point; thence South 13 degrees 39 minutes 47 seconds East 143.15 feet to a point on the North side of an existing 50-foot ingress-egress and utility easement; thence with said easement South 59 degrees 24 minutes 11 seconds West 20.91 feet to a point; thence North 13 degrees 39 minutes 47

seconds West 155.62 feet to a point on the South line of said 2.00-acre tract; thence with the 2.00 acres' South line North 59 degrees 42 minutes 19 seconds East 39.44 feet to the true point of beginning.

Subject to the following restrictions:

(1) House must be at least 2000 sq. ft. of finished living space.

(2) Exterior must be of brick, stone, log, or siding to grade, with no block showing unless it is covered with some acceptable material.

(3) Outbuildings must be consistent in looks with the home.

(4) There is to be no parking or storing of vehicles on the easement road, nor is the easement road to be blocked in any fashion except for the existing gate. Another gate(s) may be installed if necessary, but all parties must be given access either by key or other means. An exception, of course, would be gated access to an individual's own private driveway entrance to their residence, should they wish to install such a gate. (See specific easement restrictions.)

(5) East property owner shall be responsible for the maintenance of the section of the easement road that passes through his or her property.

(6) There will be no free-roaming livestock of any kind, including dogs. Horses are permitted, if fenced. No pigs.

(7) There are to be no commercial enterprises which would require increased traffic on the road.

(8) No rental property, including bed and breakfast operations.

(9) No mobile homes.

(10) Every effort should be made to preserve the natural beauty of the area by removing as few trees as necessary during construction and afterward. No wholesale cutting of trees for commercial sale permitted.

(11) Location of house and/or outbuildings on lot to be approved by C. W. Smith and Greg Smith to insure proper setbacks from property lines and to insure privacy of all landowners.

Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BEING THE SAME property conveyed by Warranty Deed dated March 22, 2018 from Claude W. Smith and Linda H. Smith to Scott Kardenetz and Anne Kardenetz, recorded March 23, 2018 as Instrument Number 20180323-0027396 in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Steven K. Wood, 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 4/27/26 (date of document).

Affiant Signature

4/27/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 03/09/2027

NOTARY'S SEAL:

AKIKO BRUBAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 9, 2027