Karen Johnson Davidson County
Batch# 1424641 DEEDQC
05/22/2026 12:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260522-0047077

Quit Claim Deed

State of Tennessee
County of Davidson

The actual consideration for this transfer is $0-.

Affiant

Subscribed and sworn to before me this the 15th day of May, 2026

Notary Public
My Commission Expires: 10/4/2027

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
Marketplace Title and Escrow, LLC.
709 Hagan Street
Nashville, Tennessee 37203

Address of New Owners:	Send Tax Bills To:	Map Parcel Numbers:
The Gunn Family Revocable Living Trust Dated May 15, 2026 929 South Woodstone Lane Nashville, TN 37211	NEW OWNER	172-03-0A-083.00-CO

KNOW ALL MEN BY THESE PRESENTS that **Leonard J. Gunn, Jr. and wife, Dorothy B. Gunn**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever transfer unto **The Gunn Family Revocable Living Trust Dated May 15, 2026**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of The Woodlands, Phase 1, of record Book 6900, page 489 and 499, Register's Office, Davidson County, Tennessee.

Being the Same Property conveyed to Leonard J. Gunn, Jr. and Wife, Dorothy B. Gunn by Warranty Deed from Westminster Homes, Inc. dated Ocotober 20, 1997 and recorded on October 21, 1997 of record Book 10653, Page 1 with the Davidson County Register of Deeds.

This is improved property having a physical address of: 929 South Woodstone Lane, Nashville, TN 37211

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of records, (4) building restrictions, and (5) other matters of public record.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Quit Claim Deed to be executed on the 15th day of May 2026.

Leonard J. Gunn, Jr.

Dorothy B. Gunn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of May, 2026, before me personally appeared Leonard J. Gunn, Jr. and Dorothy B. Gunn, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of May, 2026.

Notary Signature
My commission expires: 10/4/2027

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Tennessee Certification of Electronic Document

I, Ryan Beane, 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 5/15/2026 (date of document).

Affiant Signature

5/21/2026
Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires

MY COMMISSION EXPIRES: July 6, 2027

NOTARY'S SEAL

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY