Karen Johnson Davidson County
Batch# 1435165 DEEDQC
06/17/2026 11:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260617-0054990

Certified, Prepared by, and after recording return to:
Gordon Law Group, PLC
105 Westpark Drive., Suite 350
Brentwood, TN 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON) ss

The actual consideration for this transfer is $1.00

Karen S. Stewart
Affiant

Subscribed and sworn before me on the 14th day of April, 2026.

Notary Public

My Commission Expires: 8/16/2028

EMILY W. JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
James D. Stewart and Karen Sue Stewart, Trustees of the JKS Trust, dated March 18, 2026 7936 Boone Trace Nashville, TN 37217	**Same**	**126-15-A-78.00 CO**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLARS ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Karen S. Epp**, hereinafter referred to as "Grantor", do hereby remise, release and forever quitclaim unto **James D. Stewart and Karen Sue Stewart**, Trustees and their successors in trust of the JKS Trust, dated March 18, 2026, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 97 on the Plan of Section Two, Boone Trace at Biltmore of record in Plat Book 9700, Pages 316 and 317, Register's Office for Davidson County, Tennessee, to which reference is hereby made for amore complete legal description.

Being the same property conveyed by Warranty Deed to Karen S. Epp, dated September 25, 2003, and recorded under Instrument No. 20031001-0144435, Register of Deeds Office Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This is an improved property located at 7936 Boone Trace, Nashville, TN 37221. The 2025 Davidson County and City property taxes were prorated and will be assumed by the Grantees.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 14th day of April, 2026.

Karen S. Epp, Grantor

State of Tennessee)
County of Willaimson)

On this 14th day of April, 2026, before me personally appeared Karen S. Epp, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand, at office, this 14th day of April, 2026.

Notary's Signature

Seal

My commission expires: 3/6/2028

EMILY W. JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Robin J Gunn, 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 exact copy of the original document executed and authenticated according to law on 6 April 2026.
Date

Affiant Signature

6/15/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15th Day of June, 2026.

Notary Signature

MARIANA COLON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-12-2030

My Commission Expires:
Notary Seal (if on paper)