Karen Johnson
Batch # 1438848
06/29/2026 09:43:58 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260629-0058463

THIS INSTRUMENT PREPARED BY:

J. DAVID DILLON
DILLON ESTATE COUNSEL, PLC
P.O. BOX 158129
NASHVILLE, TN 37215-8129
PH. 615-970-7068

The actual consideration or value, whichever is greater is $0.

Dorothy Jean Kaminski
Grantor

Sworn to and subscribed by me, this 25 day of June, 2026.

J. David Dillon
Notary Public
My commission expires: 3/9/2027

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

QUITCLAIM DEED

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Dorothy and Michael Kaminski,Co-Trustees 426 Prestwick Ct. Nashville, TN 37205	SAME	104-14-0H-043.00 CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, DOROTHY JEAN KAMINSKI and husband MICHAEL JAMES KAMINSKI, (also known as MICHAEL KAMINSKI, MD) (hereinafter "Grantor"), by these presents does hereby quitclaim and convey unto MICHAEL JAMES KAMINSKI and DOROTHY JEAN KAMINSKI, TRUSTEES OF THE KAMINSKI FAMILY TRUST, A REVOCABLE COMMUNITY PROPERTY TRUST AGREEMENT Amended and Restated June 25, 2026, (hereinafter "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

See Attached Exhibit A

The legal description stated above has been taken from the prior Deed conveying the interest in said property to Grantor. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor make no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. **This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(1)(C).**

WITNESS OUR HANDS this 25 day of June, 2026.

Dorothy Jean Kaminski

DOROTHY JEAN KAMINSKI, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. David Dillon, a Notary Public of this County, DOROTHY JEAN KAMINSKI, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 25 day of June, 2026.

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Public
My Commission Expires: 3/9/2027

Michael James Kaminski

MICHAEL JAMES KAMINSKI, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. David Dillon a Notary Public of this County, MICHAEL JAMES KAMINSKI, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 25 day of June, 2026.

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Public
My Commission Expires: 3/9/2027

Exhibit A

Land in Davidson County, Tennessee, being Lot(s) 22, as shown on the map entitled Revised Final Plat of Whitworth Phase 3, Section 2, of record in Plat Book 7900, page 969 and corrected by Surveyor's Certificate of Correction of record in Book 10270, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and and accurate property description.

Being the same property conveyed to F. LYNN MCPHEETERS AND WIFE, SUSAN F. MCPHEETERS, by deed from JANICE LOUISE CANNADY, of record in Instrument No. 20100922-0075286, dated September 20, 2010, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 104-14-0H-043.00 CO.

Matters shown on the Plan ofrecord in Plat Book 7900, page 969, corrected in Book 10270, page 34, said Register's Office.

Declaration of Covenants. Conditions. Liens. Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8026, page 305, Book 8282, page 45, Book 9144, page 153, Book 9778, page 27, Book 9567, page 259. Book 10503, page 139, Instrument No. 20170720-0073719, B v-laws amended in Instrument No. 20020723-0088620 and Instrument No. 20191003-0101242, said Register's Office.

Sanitary Sewer Easement of record in Book 3467, page 204, said Register's Office.
Easement Agreement of record in Book 9778, page 16, said Register's Office.

The above legal description is the same as that contained in the previous deed of record.

Being further the same property conveyed to Dorothy Kaminski and Michael Kaminski, MD, wife and husband, by deed from F. Lynn McPheeters and Susan F. McPheeters, husband and wife, dated August 13, 2020, recorded as Instrument No. 20200818-0092462, Davidson County Register's Office.

This is improved property located at 426 Prestwick Court Nashville TN 37205