Karen Johnson Davidson County
Batch# 1442975 DEEDQC
07/07/2026 01:31:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260707-0061151

THIS INSTRUMENT PREPARED BY:
Sara O. Thomas, Esq.
August Law, PLLC
321 Billingsly Ct., Suite 23
Franklin, TN 37067

Address New Owner and Send Tax Bills To:
Karen Kuranda, Trustee of the
Karen D. Kuranda Revocable Trust of 2011 dated November 11, 2022
Restated June 8, 2026
6117 Deerbrook Drive
Nashville, TN 37221

Map-Parcel Number: 155-16-0A-090.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, Michael J. Kuranda, as Trustee of the Michael J. Kuranda Revocable Trust of 2011, do remise, release and forever quitclaim my entire interest in said property unto Karen Kuranda as Trustee of the Karen D. Kuranda Revocable Trust of 2011, restated June 8, 2026, hereinafter called the GRANTEE, her heirs and/or assigns, a certain parcel of real estate situated in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 170 on the Plan of Traceside, Section Three of record in Plat Book 9700, Page 47, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kevin A. Lorance, a single man by Warranty deed from Michael O. Dinsmore and Donna A. Dinsmore, husband and wife of record in Instrument No. 20220201-0011767 Register's Office for Davidson County, Tennessee, dated January 27, 2022 and recorded on February 01, 2022.

Being the same property conveyed to the Michael J. Kuranda Revocable Trust 2011 dated November 11, 2022 and the Karen D. Kuranda Revocable Trust of 2011 dated November 11, 2022, as Equal Tenants in Common, from Kevin A. Lorance, a single man, in Instrument No. 20230630-0050250, dated June 30, 2023 and recorded June 30, 2023, Register's Office for Davidson County, Tennessee.

Under the terms of Michael J. Kuranda and Karen D. Kuranda's Final Decree of Divorce dated January 9, 2026, in the Vermont Superior Court, Bennington Unit, Docket No. 25-DM-02693, this property was awarded to Karen Kuranda.

THIS CONVEYANCE IS SUBJECT TO: (1) All restrictions of record; (2) All easements of record; (3) All visible easements; (4) All matters appearing on the plan of record; (5) All applicable governmental and zoning regulations.

This is improved property known as: 6117 Deerbrook Drive, Nashville, TN 37221.

Taxes for the current year, which, if not paid, have been assumed by GRANTEE.

County and city taxes for the current year and subsequent years, a lien not yet ascertainable, due or payable tax.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and/or assigns forever.

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

NOTICE

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION OBTAINED FROM THE PARTIES AND GRANTOR'S PREVIOUS DEED. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY THEREOF, OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

THE PREPARER OF THIS DEED HAS NOT BEEN REQUESTED TO NOR HAS SHE RENDERED A TITLE OPINION OF ANY KIND AND THE PREPARER MAKES NO WARRANTY OR REPRESENTATION AS TO MATTERS OF TITLE OR SURVEY AND THAT A SURVEY, TITLE EXAMINATION AND TITLE INSURANCE HAVE NOT BEEN OBTAINED.

THE PARTIES HAVE BEEN INFORMED THAT A MORE CURRENT TITLE EXAMINATION AND SURVEY COULD PROVIDE RELEVANT INFORMATION AS TO THE QUALITY OF THE TITLE CONVEYED, AND ANY OTHER CLAIMS, LIENS OR ENCUMBRANCES AFFECTING TITLE.

WITNESS this the 15 day of JUNE, 2026.

Grantor:

Michael J. Kuranda, Trustee of the
Michael J. Kuranda Revocable Trust of 2011

STATE OF Massachusetts
COUNTY OF Berkshire

Personally appeared before me, Michael J. Kuranda, Trustee of the Michael J. Kuranda Revocable Trust of 2011, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom I have acknowledged as executing the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 15th day of June, 2026.

NOTARY PUBLIC
My Commission Expires: 10/06/2028

Caitlynn A. Perry
My Commission Expires
October 6, 2028
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS

OATH OF VALUE

As a transfer by a transferor of real estate that is an adjustment of property rights between divorcing parties, this instrument is exempt from tax pursuant to T.C.A. § 67-4-409(a)(1)(C)(v) and likewise the valuation oath is unnecessary pursuant to T.C.A. § 67-4-409(a)(1)(E).

CERTIFICATE OF AUTHENTICITY

I, Sara O. Thomas, 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 June 15, 2026.

Sara Thomas
Attorney at Law

July 2, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Sara O. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who I acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 2 day of July, 2026.

NOTARY PUBLIC

My Commission Expires: 10/20/29