Karen Johnson Davidson County
Batch# 1443158 DEEDQC
07/08/2026 09:01:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260708-0061404

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
Marcus W. Kuhns, Trustee 1200 Stratford Avenue Nashville, TN 37216	Same	072 03 0 043.00

Quitclaim Deed to Trustee

Grantor: Marcus W. Kuhns (unmarried)
Grantee: Marcus W. Kuhns, Trustee of the Revocable Trust of Marcus W. Kuhns, dated July 6, 2026

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

BEING Part of Lot No. 235 on the Plan of Inglewood Place as recorded in Book 332, Page 101, Register's Office, Davidson County, Tennessee and further described according to a mortgage loan inspection by John Kohl & Company, P.C., 400 7th Avenue South, Nashville, TN 37203, License No. 100, dated 5-15-1992, as follows:

BEING the Easterly 50 feet of the Westerly 64 feet 8 inches of Lot No. 235; fronting 50 feet on the Southerly side of Stratford Avenue and extending back between parallel lines 205 feet to a dead line in the rear whereon it measures 50 feet.

Also included in this conveyance is a 14.8 feet by 205.0 feet strip adjacent to the original description in Book 1157, Page 387, Register's Office, Davidson County, Tennessee, lying along the Easterly margin of Katherine Street. The Grantors claim title to said strip of land by virtue of their family occupying and using said property continuously since October 24, 1940 and further paying the property taxes on said strip continuously since 1964.

Being the same property conveyed to Marcus W. Kuhns by deed from Sara Lusty Grossholz, Executrix of the Estate of Mary Lois Swann Lusty and Sara Lusty Grossholz, individually, and Stuart Mackenzie Lusty Jr., individually, of record in Record Book 8635, Page 228, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1200 Stratford Avenue, Nashville, TN 37216.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986

Marcus W. Kuhns, Grantor

State of Tennessee
County of Sumner

On July 6, 2026, personally appeared before me, Marcus W. Kuhns, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Notary Public
My commission expires: 12/27/2027

JENNIFER DISMUKES BERKON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Marcus W. Kuhns, Trustee
Grantee

Sworn to and subscribed before me on July 6, 2026.

Notary Public
My commission expires: 12/27/2027

JENNIFER DISMUKES BERKON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Jennifer Berkon, do hereby make oath that I am 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 July 6, 2026.

Signature

7/6/2026
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on July 6, 2026.

Notary's Signature
My Commission Expires: 11/20/29

SARAH MARLETT TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER