Karen Johnson Davidson County
Batch# 1447776 DEEDQC
07/16/2026 08:38:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260716-0064176

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 13th day of July, 2026. Notary Public My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-12-2030

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Clayton Bradley Hunt and Kari Denise Kronsbein, Trustees 4551 Jackson Road Whites Creek, Tennessee 37189	SAME	032 00 0 145.00 032 00 0 149.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Clayton Bradley Hunt and Kari Denise Kronsbein, husband and wife, as tenants by the entirety,** hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to

a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Clayton Bradley Hunt and Kari Denise Kronsbein, Trustees of the Krunt Family Trust, established by the Revocable Trust Agreement of Clayton Bradley Hunt and Kari Denise Kronsbein dated July 13, 2026**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 13th day of July, 2026.

Clayton Bradley Hunt

Kari Denise Kronsbein

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clayton Bradley Hunt and Kari Denise Kronsbein, the bargainors, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of July, 2026.

My Commission Expires: _____

Notary Public

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

EXHIBIT A

Legal Description

Tract One: 032 00 0 145.00

Land in the 10th Civil District of Davidson County, Tennessee, described as Tract No. 3 on unrecorded survey by R. L. Montoya, Surveyor License No. 697, dated March 13, 1987, as follows:

Beginning at an iron pin set this survey in a fence line, which is the south boundary of C. E. Hardy Jr., the northeast comer of the tract and the northwest corner of Tract No. 2, thence South 5 degrees 29' 21" East 709.43 feet to an iron pin set this survey on the centerline of a 40 foot ingress/egress easement; thence following said centerline in a northwesterly direction, North 63 degrees 14' 35" West 348.12 feet to an iron pin set this survey, the beginning of a curve; thence following said centerline along a curve to the right, having the following curve data: a delta of 94 degrees 16' 26", a radius of 71.65 feet, a tangent of 77.20, a distance of 117.89 feet to an iron pin set this survey, thence leaving said easement centerline along a new line common to this tract and Tract No. 5, North 58 degrees 53' 09" West 68.50 feet to a point in the pond; thence along a new line common to this tract and Tract No. 5, North 49 degrees 22' 47" West 110.33 feet to a point in said pond thence along a new line common to this tract and Tract No. 4, North 22 degrees 07' 55" East 60.00 feet to a witness pin set this survey on the centerline of the aforementioned 40 foot ingress/egress easement; thence continuing an additional 286.25 feet to an iron pin set this survey in a fence line which is the south boundary line of C. E. Hardy, Jr., and said pin marking the northeast comer of Tract No.4; thence following said fence line north 85 degrees 50' 50" East 285.00 feet to the point of beginning.

Tract Two: 032 00 0 149.00

A tract of land, known as Tract No. 4 of the Bennett Property, located in the 10th Civil District of Davidson County and described as according to an unrecorded survey by R. L. Montoya Land Surveying, dated March 13, 1987, as follows:

Beginning at an iron pin set on this survey in a fence line, which is the south boundary of C. E. Hardy, Jr., the northeast comer of the tract and the northwest comer of Tract No. 3; thence, South 22 degrees 07' 55" West 286.25 feet to a witness pin set on this survey in the centerline of a 40 foot ingress/egress easement; thence continuing an additional 60.00 feet to a point in a pond, said point being the southeast corner of this tract; thence with a new line common to this tract and Tract No. 5, South 75-degrees 46' 23" West 60.00 feet to a witness pin set on the survey in the centerline of aforementioned 40 foot ingress/egress easement; thence continuing as additional 493.69 feet to an iron pin set on this survey in a fence line, which is the east boundary of William J. Locke, said pin being the southwest corner of this tract and the northwest corner of Tract No. 5; thence with said fence line, North 03 degrees 19' 14" West 405.00 feet to an existing iron pin in a fence line which is the south boundary of C. E. Hardy, Jr., said pin also marks the northeast corner of William J. Locke and the northwest corner of this tract; thence with said fence line

North 85 degrees 22' 44" East 286.73 feet to an existing iron pin, thence continuing along said fence line North 85 degrees 50' 50" East 405.88 feet to the point of beginning, containing 5.00 acres, more or less.

Being the same property conveyed to Clayton Hunt and Kari Kronsbein, husband and wife, as tenants by the entirety, by deed from Clayton Hunt, of record as Instrument No. 20170609-0057953, Register's Office for Davidson County, Tennessee.

Clayton Bradley Hunt and Clayton Hunt are one and the same person. Kari Denise Kronsbein and Kari Kronsbein are one and the same person.

This is improved property known as 4551 Jackson Road, Whites Creek, Tennessee 37189.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 July 13, 2026.

07/14/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of July, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

