Karen Johnson Davidson County
Batch# 1451596 DEEDQC
07/24/2026 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20260724-0067797

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 Owners	**Send Tax Bills To**	**Map-Parcel No.**
Jeremy Kent, Bonnie St. Martin and Christopher Kent 416 Anderson Lane Nashville, TN 37115	Same	043-05-0-114.00

Quitclaim Deed

Grantor: Jeremy Evan Sprague Kent and Bonnie St. Martin, Husband and Wife

Grantees: Christopher Bruce Kent, life tenant; Jeremy Evan Sprague Kent and Bonnie St. Martin, remainderman

Grantor quitclaims and conveys to Christopher Bruce Kent, for Grantor's life; with the remainder to Jeremy Evan Sprague Kent and Bonnie St. Martin, as remainderman; in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 3 and 4 of Block "A" on the Map of Cedarcrest Estates of record in Plat Book 974, Page 15, in the Register's Office for Davidson County, Tennessee.

Said lots adjoin and front together 95.74 feet on the Southerly side of Anderson Lane and runs back 181.3 feet on the Easterly line of Lot 4 and 177.9 feet on the Westerly line of Lot 3, to a dead line in the rear, which is the North line of Lot 5 of said Block.

Included in the above described property, but expressly excluded therefrom is 0.029 acre right of way which is particularly described in Book 2545, page 33, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Jeremy Evan Sprague Kent and wife Bonnie St. Martin, by deed from Anthony H. Keats, Married, of record as Instrument Number 20240710-0051787, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 416 Anderson Lane, Nashville, TN 37115.

The intended effect of this deed is to create a life estate in Christopher Bruce Kent; and to vest the remainder interest in Jeremy Evan Sprague Kent and Bonnie St. Martin, Husband and Wife, as remainderman.

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.

Jeremy Evan Sprague Kent, Grantor

Bonnie St. Martin, Grantor

State of Tennessee
County of Sumner

On July 15, 2026, before me personally appeared Jeremy Evan Sprague Kent, 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: 8-1-2028

SAMUEL COX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee
County of Sumner

On July 21, 2026, before me personally appeared Bonnie St. Martin, 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 her 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 $190,000.00.

Christopher Bruce Kent, Grantee

Sworn to and subscribed before me on July 15, 2026.

Notary Public
My commission expires: 8-1-2028

SAMUEL COX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

* *

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 15, 2026.

Signature

7/24/2026
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on July 24, 2026.

Notary's Signature
My Commission Expires: 12/27/27

