Karen Johnson Davidson County
Batch# 1459702 DEEDQC
08/14/2026 01:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260814-0076125

This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Light Living Trust 1812A 6th Avenue North Nashville, TN 37208	Same	081 08 2T 001.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Karen M. Light, an unmarried woman("**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of his rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto Karen Brandon Light, as Trustee of the Light Living Trust u/d/a August 13, 2026, its successors and assigns. The real estate is described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. A of The Plan of 1812 6th Avenue North Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development), as shown on Exhibit, "A" of 1812 6th Avenue North Townhomes, of record in Instrument No. 20150623-0060106 Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description

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Being the same property conveyed to Karen Brandon Light, an unmarried woman, from Karen M. Light, an unmarried woman, and Jeremy L. Light, an unmarried man, who acquired title as wife and husband, by Special Warranty Deed of record in Instrument No. 20211208-0162450, dated October 21, 2021, and recorded December 8, 2021, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 13th day of August, 2026.

Affiant

Notary Public My Commission Expires: 03/05/2030

This is improved property known as 1812A 6th Avenue North, Nashville, TN 37208.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS my hand this the 13th day of August, 2026.

Karen M. Light, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen M. Light, Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 13th day of August, 2026.

Notary Public My Commission Expires:03/05/2030

Certificate of Authenticity

I, R. Whitney Boyd, 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 August 13, 2026.

Date: 08/13/2026

R. Whitney Boyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on August 13, 2026.

Notary Public: Brandon Boyd

My Commission Expires: 7/7/2027

BRANDON BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 07, 2027