Box 10-B

Karen Johnson Davidson County
Batch # 1462577 DEEDQC
08/21/2026 09:22:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260821-0077921

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: MARCH 5, 2030

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TIMOTHY M. KENEFICK & PHILLIP & JILL WHITE, TRUSTEES OF THE WHITE REVOCABLE LIVING TRUST	**SAME**	**082-07-0-251.00**
(NAME) **5870 EAST ASHLAND DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **TIM'S PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** BY THESE PRESENTS DOES REMISE, RELEASE QUITCLAIM, AND CONVEY ALL OF OUR RIGHT, TITLE AND INTEREST, UNTO **TIMOTHY M. KENEFICK, A 50% UNDIVIDED INTEREST, AND PHILLIP BRIAN WHITE AND JILL ANN WHITE, TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF THE WHITE REVOCABLE LIVING TRUST, DATED FEBRUARY 17, 2025, AND ANY AMENDMENTS THERETO, A 50% UNDIVIDED INTEREST,** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Bryan's Addition to Edgefield, of record in Plat Book 21, Page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Beginning on the South margin of Berry Street 450 feet west of the westerly margin of Meridian Avenue; thence running with Berry Street westwardly 50 feet; thence southwardly 165 feet to an alley; thence with said alley, eastwardly 50 feet; thence northwardly 165 feet to the point of beginning.

Being the same property conveyed to Timothy Kenefick and Jill Rochlitz Block, as tenants in common, by deed from Marcel D. Goodloe and wife, Leslie D. Goodloe, by deed dated November 4, 2013 of record in Instrument No. 20131104-0114244, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Tim's Properties, LLC, a Tennessee Limited Liability Company, from Jill Rochlitz Block and Timothy Kenefick by quitclaim deed dated March 1, 2017 of record in Instrument No. 20170301-0020353, said Register's Office.

Unimproved ( )

This is improved(X) property known as **212 BERRY STREET, NASHVILLE, TN 37207**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness our hands this 19th day of August, 2026.

TIM'S PROPERTIES, LLC

By: Timothy M. Kenefick, Member

By: Jill Ann White f/k/a Jill Rochlitz Block, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Timothy M. Kenefick and Jill Ann White f/k/a Jill Rochlitz Block,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the members of **Tim's Properties, LLC**, the within-named bargainor, a Tennessee Limited Liability Company and that they as such members, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Tim's Properties, LLC**, by themselves as such members.

Witness my hand and official seal at office, this 19th day of August, 2026.

Notary Public

My Commission Expires: **March 5, 2030**

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON