Karen Johnson Davidson County
Batch# 1472539 DEEDQC
09/15/2026 09:14:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260915-0085442

AFTER RECORDING RETURN TO:
Essent Title Insurance, Inc.
400 Rouser Road
Bldg 2, Suite 500
Coraopolis, PA 15108
File No. TN26112866

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 129-12-0-015-00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 26 day of August 2026 by and between **Bert C. Hensley, Trustee of the Bert C. Hensley Family Trust, as amended and restated under agreement dated April 19, 2021, who acquired title as Bert C. Hensley, Trustee of the Bert C. Hensley Family Trust, estbd u/d/t February 2, 2009,** residing at 309 Lynnwood Boulevard, Nashville, TN 37205, hereinafter referred to as Grantor(s) and **Bert C. Hensley, Trustee of the Bert C. Hensley Family Trust, as amended and restated under agreement dated April 19, 2021, and Kate Christine Hensley, married**, residing at 309 Lynnwood Boulevard, Nashville, TN 37205, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 209 on the Plan of Warner Park Valley, Section I, as shown by plat and survey of record in Book 3600, pages 12, 13, and 14, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

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Being that parcel of land conveyed to Bert C. Hensley, Trustee of the Bert C. Hensley Family Trust, estbd u/d/t February 2, 2009 from Carol M. Bess, unmarried by that Deed dated 10/30/2019 and recorded 11/4/2019 in Official Records Instrument No. 20191104-0113220 of the Public Records of Davidson County, TN.

Property Address: 6315 Percy Drive, Nashville, TN 37205

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Bert C. Hensley, Trustee

Bert C. Hensley, Trustee ~~of the~~ Bert C. Hensley Family Trust, as amended and restated under agreement dated April 19, 2021, who acquired title as Bert C. Hensley, Trustee of the Bert C. Hensley Family Trust, estbd u/d/t February 2, 2009

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Bert C. Hensley, Trustee of the Bert C. Hensley Family Trust, as amended and restated under agreement dated April 19, 2021, who acquired title as Bert C. Hensley, Trustee of the Bert C. Hensley Family Trust, estbd u/d/t February 2, 2009,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 26th day of August, 2026.

Notary Public

My Commission expires: May 12, ~~2026~~ 2030

TARA F WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 12, 2030

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Amy Mehlmauer
Affiant

Print Name: Amy Mehlmauer

STATE OF Pennsylvania
COUNTY OF Allegheny

Subscribed and sworn to before me this 31 day of August, 2026.

Abigail Serpa
Notary Public
My Commission Expires: 4-11-2030

Commonwealth of Pennsylvania - Notary Seal
Abigail Serpa, Notary Public
Allegheny County
My commission expires April 11, 2030
Commission number 1413168
Member, Pennsylvania Association of Notaries

Name and address for person(s) responsible for taxes:

Bert C. Hensley, Trustee of the Bert C. Hensley Family Trust
309 Lynnwood Boulevard
Nashville, TN 37205

Name and address of property owner:

Bert C. Hensley, Trustee of the Bert C. Hensley Family Trust
309 Lynnwood Boulevard
Nashville, TN 37205

Tennessee Certification of Electronic Document

I, Bert C. Hensley, 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 26 August 2026 (date of document).

Bert C Hensley
Affiant Signature

26 August 2026
Date

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 26th day of August, 2026.

Notary Public
My Commission Expires: May 12, 2030

TARA F. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 12, 2030

True Copy Certification
State of Tennessee

I, Linda Phillips, 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 8/26/2026

Affiant Signature

8/28/2026
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 28 day of August, 2026

Notary's Signature

Commonwealth of Pennsylvania - Notary Seal
Abigail Serpa, Notary Public
Allegheny County
My commission expires April 11, 2030
Commission number 1413168
Member, Pennsylvania Association of Notaries

My Commission Expires: 4-11-2030

(seal)