Box 10-B

Karen Johnson Davidson County
Batch # 1476640 DEEDQC
09/23/2026 11:19:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260923-0088229

DEBORAH J. 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 31st 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**	**083-05-0-176.00**
(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 the easterly 50 feet of the westerly 100 feet of Lot No. 1 on the Plan of the O'Donnell property, of record in Plat Book 2, page 37, Chancery Court at Nashville, Davidson County, Tennessee; said part of Lot No. 1 fronts 50 feet on the southerly side of Mansfield Street and runs back between parallel lines 189.29 feet, more or less, to an alley.

Being the same property conveyed to William D. Block and wife, Jill R. Block as to a one-half interest and Timothy Kenefick as to a one-half interest, from Jennifer L. Johnson, unmarried, by warranty deed dated September 27, 2006 of record in Instrument No. 20060928-0119844, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Tim's Properties, G.P., a Tennessee general partnership, from William D. Block and wife, Jill R. Block and Timothy Kenefick, by quitclaim deed dated December 3, 2010 of record in Instrument No. 20101203-0096616, said Register's Office. Further, being the same property conveyed to Tim's Properties, LLC, a Tennessee Limited Liability Company, from Jill Rochlitz Block and Timothy Kenefick, being all the remaining partners of Tim's Properties, G.P., a/k/a Tim's Properties, GP, a Tennessee general partnership which has been dissolved, by quitclaim deed dated March 1, 2017 of record in Instrument No. 20170301-0020354, said Register's Office.

Unimproved ( )

This is improved(**X**) property known as **1032 MANSFIELD STREET, NASHVILLE, TN 37206**

(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 31st day of August, 2026.

TIM'S PROPERTIES, LLC

By: Timothy M. Kenefick, Member

Jill Ann White f/k/a Jill Rochlitz Block, 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 **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 herself to be a member of **Tim's Properties, LLC**, the within-named bargainor, a Tennessee Limited Liability Company and that she as such member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Tim's Properties, LLC**, by herself as such member.

Witness my hand and official seal at office, this 31st day of August, 2026.

Notary Public

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

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

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,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a member of **Tim's Properties, LLC**, the within-named bargainor, a Tennessee Limited Liability Company and that he as such member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Tim's Properties, LLC**, by himself as such member.

Witness my hand and official seal at office, this 4th day of ~~August~~ September, 2026.

Notary Public

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

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