Karen Johnson Davidson County
Batch# 1477467 DEEDQC
09/25/2026 11:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260925-0089074

Prepared by: Wessley S. Inscoe, Attorney, 1503 16th Ave. S., Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Kristin Marie Beringson, Successor Trustee of the Richard John Beringson Revocable Living Trust dated September 29, 2023

TO:

Kristin M. Beringson

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 25th day of September, 2026, by **Kristin Marie Beringson, Successor Trustee of the Richard John Beringson Revocable Living Trust dated September 29, 2023** ("Grantor"), to **Kristin M. Beringson, an unmarried woman** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 105, on the plan of Sunny Acres, Section Three, as shown by Plat of record in Plat Book 2663, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.
>
> BEING the same property conveyed to Richard John Beringson, Trustee of the Richard John Beringson Revocable Living trust dated September 29, 2023, and any amendments thereto, by Warranty Deed from Richard John Beringson, an unmarried man, dated June 10, 2024, and recorded on June 13, 2024, in Instrument No. 20240613-0044443, in the Register's Office for Davidson County, Tennessee. Richard John Beringson passed away on March 23, 2026. Pursuant to Article VII, Paragraph B, of the Richard John Beringson Revocable Living Trust Agreement dated September 29, 2023, as amended by the First Amendment to the Richard John Beringson Revocable Living Trust dated June 10, 2024, Kristin Marie Beringson became Successor Trustee upon the death of Richard John Beringson.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable

zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

In this instrument, words importing the singular include the plural and vice versa, and words importing any gender include all genders.

This is improved property known as: **2749 Windemere Drive, Nashville, TN 37214.**

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Kristin Marie Beringson
Successor Trustee of the Richard John Beringson
Revocable Living Trust dated September 29, 2023
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Kristin Marie Beringson,** in her capacity as Successor Trustee of the Richard John Beringson Revocable Living Trust dated September 29, 2023, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 25 day of September, 2026.

ARIEL JOAQUIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2029

Notary Public

My Commission Expires: 7.2.29

THIS TRANSFER IS BY DEED EXECUTED BY THE TRUSTEE OF A REVOCABLE LIVING TRUST TO IMPLEMENT A TESTAMENTARY DEVISE BY THE TRUSTOR OF THE TRUST AND IS THUS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vii).

Property Owner(s) Name and Mailing Address	Person/Entity Responsible for Payment of Property Taxes	Property Address and Map/Parcel No.
Kristin M. Beringson 2749 Windemere Drive Nashville, TN 37214	Same/Owner	2749 Windemere Drive Nashville, TN 37214 084-07-0-043.00

Certificate of Authenticity

I, Jennifer Wheeler, 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 September 25, 2026.

Jennifer Wheeler
Affiant Signature

9.25.26
Date

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Sworn to and subscribed before me this
25 day of September, 2026.

Ariel Joaquin
Notary's Signature
My Commission Expires: 7.2.29

ARIEL JOAQUIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2029