Karen Johnson Davidson County
Batch # 1483307 DEEDQC
10/12/2026 03:09:40 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20261012-0093706

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
401 Commerce Street
Truist Plaza, Suite 710
Nashville, TN 37219
(615) 259-4685

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Parcel ID Number:
Frank and Susan Kennedy Community Property Trust c/o Frank and Susan Kennedy, Trustees 6424 Currywood Drive Nashville, Tennessee 37205	Same as Owner.	Map 115-15 Parcel 34

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in a hand paid, and other good and value consideration, the receipt and sufficiency of which is hereby acknowledged, **Susan Ross Kennedy, as the sole successor Trustee of The Ross Living Trust and The Ross Family Trust, both U/A Dated June 15, 1998**, as Grantor, by these presents does hereby quitclaim and convey unto the **Frank and Susan Kennedy Community Property Trust, U/A Dated October 9, 2026, as Grantee**, all right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described in the Exhibit "A" attached hereto.

This conveyance is of improved real property located at 6424 Currywood Drive, Nashville, Tennessee 37205.

This conveyance is made subject to all matters of record with the Register's Office for Davidson County, Tennessee.

EXHIBIT "A"

Land in Davidson County, Tennessee, being described as following, to wit:

BEING Lot No. 217 on the Plan of West Meade Farms, Inc., Section "J" as of record in Book 1835, Page 125, Register's Office for said County.

SAID Lot No. 217 fronts 132 feet on the northerly side of Currywood Drive and runs back 368.1 feet on the easterly line and 385 feet on the westerly line, to a dead line measuring 133.3 feet thereon.

BEING the same property conveyed by Joseph F. Ross, and wife, Marian H. Ross, to Joseph F. Ross and Marian H. Ross, Trustees, or their successors in trust, under the revocable Ross Living Trust, Under Agreement dated June 15, 1998, by deed of record in Book 11039, Page 405, Register's Office for Davidson County.

The said Joseph F. Ross having died in 2002, and Marian H. Ross then having become the sole remaining Trustee of The Ross Living Trust, Marian H. Ross, as Trustee thereof, conveyed interest a one-half tenants in common interest in the subject property to The Ross Family Trust, also under agreement dated June 15, 1998, by quitclaim deed of record in Instrument 20220910-0109537, recorded on September 10, 2002, Register's Office for Davidson County.

That the said Marian H. Ross having died in 2016, leaving Susan Ross Kennedy as her sole heir and the successor Trustee of both The Ross Family Trust and The Ross Living Trust, and each such Trust owning a one-half tenant in common interest in the subject property, Susan Ross Kennedy is vested with the authority to convey any and all interest in the subject property.

This instrument shall be recorded to comply with T.C.A. Section 35-1-111(b).

The foregoing description was taken from the prior deed of record. *See* T.C.A. Section 66-24-121.

WITNESS my hand, this 9th day of October, 2026.

Susan Ross Kennedy

Susan Ross Kennedy, Trustee of The Ross Living Trust and The Ross Family Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Leigh Spiers, a Notary Public in and for said County, **Susan Ross Kennedy, as Trustee,** with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that she executed the within instrument on behalf of **The Ross Living Trust and The Ross Family Trust**, for the purposes therein contained.

Witness my hand, at office, this 9th day of October, 2026.

Leigh Spiers
Notary Public

My Commission Expires: 12/22/26

LEIGH SPIERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My commission expires December 22, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This conveyance is exempt from the payment of the privilege tax pursuant to Section 67-4-409(a)(1)(C)(vii), Tennessee Code Annotated.

Frank Semmes Kennedy, III

Subscribed and sworn to before me, this 9th day of October, 2026.

Leigh Spiers
Notary Public

My Commission Expires: 12/22/26

LEIGH SPIERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My commission expires December 22, 2026