Karen Johnson Davidson County
Batch# 1483471 DEEDQC
10/13/2026 11:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20261013-0093961

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Steven A. Ghertner, Co-Trustee Patricia M. Ghertner, Co-Trustee SP Ghertner Trust 6668 Jocelyn Hollow Nashville, TN 37205	same	104 15 0 455.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Patricia M. Ghertner (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Steven A. Ghertner and Patricia M. Ghertner, Co-Trustees, and their successors in trust, of the SP Ghertner Trust dated October 13, 2026, a Tennessee community property trust (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Belair, of record in Plat Book 3500, page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Patricia M. Ghertner by Warranty Deed dated January 25, 2005, from Deborah Ann Gregory, Unmarried f/k/a/ Deborah Ann Gregory-Frye, of record at Instrument No. 20050126-0009442 in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 2703 West Linden Avenue, Nashville, Tennessee 37212.

This Property is being transferred expressly subject to all limitations, restrictions, encumbrances, and other matters of public record that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the SP Ghertner Trust dated October 13, 2026, a Tennessee Community Property Trust, as community property, pursuant to T.C.A §35-17-105(a).

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 13 day of October, 2026.

Patricia M. Ghertner, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Patricia M. Ghertner, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 13 day of October, 2026.

Notary Public

My Commission Expires: May 8, 2026

ERICA L. MARTIN
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 08, 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Patricia M. Ghertner, Affiant

Subscribed and sworn to before me this 13 day of October, 2026.

Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 08, 2029
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, 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 Oct 13, 2026.

Carla L Lovell
Carla Lovell

10-13-2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 13 day of October, 2026.

Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE
NOTARY
PUBLIC
My Comm. Expires
May 08, 2029
COUNTY OF DAVIDSON