Karen Johnson Davidson County
Batch# 1483473 DEEDQC
10/13/2026 11:14:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20261013-0093964

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 Ghertner Community Property Trust 6668 Jocelyn Hollow Road Nashville, TN 37205	Same	128 08 0 003.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Steven A. Ghertner and spouse, Patricia M. Ghertner (the "Grantors"), do hereby quitclaim, transfer and convey all their 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 Ghertner Community Property 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 Lots Nos. 973 and 974 on the Plan of West Meade Farms, Inc., Section XVI, as of record in Book 2663, page 56, Register's Office for said County.

Said Lot No. 973 fronts 288.4 feet on the northerly side of Jocelyn Hollow Road and runs back 433.4 feet on the westerly line and 433.2 feet on the easterly line to a dead line in the rear which is a broken line on which it measures 325.6 feet.

Said Lot No. 974 fronts 125.8 feet on the northwesterly side of Jocelyn Hollow Road and runs back 433.4 feet on the northeasterly line and 482 feet on the southwesterly line, to a dead line in the rear, which is a broken line, on which it measures 461.6 feet.

Together with an easement granted over and across Lot 976 for the benefit of Lots 973 and 974 which is of record in Book 3502, page 143, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steven A. Ghertner and spouse, Patricia M. Ghertner, by Warranty Deed from Paula A. Snyder, a married woman, dated December 29, 1997, of record at Book 10738, Page 796, 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 6668 Jocelyn Hollow Road, Nashville, TN 37205.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances 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 Ghertner Community Property Trust dated October 13, 2026, a Tennessee Community Property Trust, as community property, and to dissolve the tenancy by the entirety interest of Steven A. Ghertner and wife, Patricia M. Ghertner, pursuant to T.C.A §35-17-105(a).

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

Steven A. Ghertner, Grantor

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 Steven A. 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 he 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, 2029

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

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, 2029

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).

Steven A. 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 L. 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 L. Lovell

10-13-2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Erica L Martin
Notary Public

My Commission Expires: May 8, 2029

