Karen Johnson Davidson County
Batch# 1491429 DEEDQC
11/04/2026 11:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20261104-0099952

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM CONSOLIDATION DEED

This quitclaim deed was prepared without the benefit of a title search.

*THE PURPOSE OF THIS QUITCLAIM DEED IS FOR CONSOLIDATION PURPOSES. THE SURVIVING MAP AND PARCEL NUMBER SHALL BE **083 07 0 012.00**.*

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
The Puncochar Family Trust **818 Porter Road** **Nashville, TN 37206**	New Owner	*083 07 0 012.00*

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Richard J. Puncochar and Christine M. Puncochar, Co-Trustees of the Puncochar Family Trust dated January 10, 2022**, by these presents does hereby quitclaim and convey unto **Richard J. Puncochar and Christine M. Puncochar, Co-Trustees of the Puncochar Family Trust dated January 10, 2022,** all right, title and interest in and to the following described tract of land located in Davidson County, Tennessee:

Tract 1: 818 Porter Street, Nashville TN (083 07 0 012.00)

Being Lot No. 1 on the Resubdivision of Lots Nos. 5 and 6 on the Plan of Brownsville First Subdivision, filed in Instrument No. 20041111-0135754 of the Register's Office of Davidson County, Tennessee, to which reference is here made for a more detailed description thereof.

Being the same property conveyed to Richard J. Puncochar and Christine M. Puncochar, Co-Trustees of the Puncochar Family Trust dated January 10, 2022, by Quitclaim Deed from Rick Puncochar and Christine Puncochar of record in Instrument No. 20220418-0043874, Register's Office for Davidson County, Tennessee.

Tract 2: 214 Gentry Avenue, Nashville, Tennessee 37206 (083 06 0 427.00)

Being Lot No. 2 on the Resubdivision of Lots Nos. 5 and 6 on the Plan of Brownsville First Subdivision, filed in Instrument No. 20041111-0135754 of the Register's Office of Davidson County, Tennessee, to which reference is here made for a more detailed description thereof.

Being the same property conveyed to Richard J. Puncochar and Christine M. Puncochar, Co-Trustees of the Puncochar Family Trust dated January 10, 2022, by Quitclaim Deed from Rick Puncochar and wife Christine Puncochar, of record in Instrument No. 20220418-0043875, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 2 day of November 2026.

Affiant

My commission expires: 1/22/30
(Affix Seal)

Notary Public

NATHAN BRUCCOLIERE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 2 day of November 2026.

The Puncochar Family Trust

By: Richard J. Puncochar, Trustee

By: Christine M. Puncochar, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Richard J. Puncochar and Christine M. Puncochar, Co-Trustees of the Puncochar Family Trust dated January 10, 2022**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 2 day of November 2026.

Notary Public

My Commission Expires: 1/22/30

NATHAN BRUCCOLIERE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 1-22-2030

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 November 2. 2026

Affiant Signature

3rd day of November, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of November, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028