This Form furnished by:
ATTORNEY HELEN SFIKAS ROGERS

FROM:
ERWIN KAEGI AND BRIDGET KAEGI

TO:
KAEGI TENNESSEE COMMUNITY PROPERTY TRUST

Karen Johnson Davidson County
Batch# 1086078 DEEDQC
12/27/2023 03:53:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20231227-0099535

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Kaegi Tennessee Community Property Trust 306 Oakvale Drive Brentwood, TN 37027	SAME	Parcel No. 131-1-D-166

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:
$1.00

ERWIN KAEGI

BRIDGET KAEGI

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 01/06/2025.
(AFFIX SEAL)

JESSICA STANFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025

This Instrument Prepared By:

HELEN SFIKAS ROGERS, ATTORNEY
Rogers, Shea & Spanos
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600
helen@midtnlawyers.com

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by the prior Deed of record in the Register's Office for Davidson County, Tennessee. No title examination has been made and the law firm of Rogers, Shea & Spanos shall have no liability for the status of the title to the property or the accuracy of such information.

We, **ERWIN KAEGI and BRIDGET KAEGI**, do hereby quitclaim to **KAEGI TENNESSEE COMMUNITY PROPERTY TRUST**, all our interest, in said real property in Nashville, Davidson County, Tennessee as described below:

LEGAL DESCRIPTION:

Being unit No. 166 as shown on the plat of Georgetown Apartments a condominium of record in Plat Book 5200, Page 4, Register's Office of Davidson County together with an undivided .449% interest in the common elements 5025 Hillsboro Homeowners Association as described in Book 5211, Page 325 et seq. said Register's Office.

Said Unit is also known as apartment 19H.

Being the same property conveyed to Erwin Kaegi and wife, Bridget Kaegi by deed from Carolyn A. Peck, unmarried, dated July 18, 1995, and recorded on July 25, 1995, of record in Book 9739 Page 129, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Deed Book 5211, page 325 and Deed Book 5211, page 345, Register's Office for said County.

This is improved real property, known as: **5025 Hillsboro Road, Unit 19H, Nashville, Tennessee 37218.**

IN WITNESS WHEREOF I have hereunto set my hand on this the 27th day of December, 2023.

ERWIN KAEGI

BRIDGET KAEGI

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jessica Stanford, a Notary Public in and for said County and State, the within named, **ERWIN KAEGI**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this the 27th day of December, 2023.

Jessica Stanford
NOTARY PUBLIC

My Commission Expires: 01/06/2025.

JESSICA STANFORD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jessica Stanford, a Notary Public in and for said County and State, the within named, **BRIDGET KAEGI**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that she executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this the 27th day of December, 2023.

Jessica Stanford
NOTARY PUBLIC

My Commission Expires: 01/06/2025

JESSICA STANFORD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025

BOOK 9739 PG 129

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 67,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF July 19 95

Notary Public

MY COMMISSION EXPIRES: 1-5-1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW
1187 Vultee Boulevard, Nashville, TN 372[illegible] 111 West College Street, Murfreesboro, TN 37130 345 Dover Road, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erwin Kaegi (NAME)	SAME (NAME)	131-1-D-166
5025 Hillsboro Road, Unit 19H (ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37218 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Carolyn A. Peck, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Erwin Kaegi and wife, Bridget Kaegi

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 166 as shown on the plat of Georgetown Apartments a condominium of record in Plat Book 5200, Page 4, Register's Office of Davidson County together with an undivided .449% interest in the common elements 5025 Hillsboro Homeowners Association as described in Book 5211, Page 325 et seq. said Register's Office.

Said Unit is also known as apartment 19H.

Being the same property conveyed to Carolyn A. Peck, unmarried by Deed from Norma Jean Baker, of record in Deed Book 8937, Page 845, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Deed Book 5211, page 325 and Deed Book 5211, page 345, Register's Office for said County.

00081908

'95 JUL 25 PM 2:50 REGISTER

4277 07/25 0101 03CHECK 258.73

This is improved (X) unimproved ( ) property, known as 5025 Hillsboro Road, Unit 19H, Nashville, Tennessee 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my hand this 18th day of July 19 95

Edward L. Brown Attorney in Fact for
Carolyn A. Peck
Carolyn A. Peck

BOOK 9739 PG 130

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____, 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 18th day of July, 1995, before me personally appeared Eddy A. Brown, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Carolyn A. Peck, and who acknowledged that he executed the same as the free act and deed of the said Carolyn A. Peck by virtue of that Power of Attorney, duly executed by the said Carolyn A. Peck and appearing of record in Book 7739, page 128, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this 18th day of July, 1995.

My Commission Expires: Oct 17, 1998

Notary Public

GEORGE R. [illegible] NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

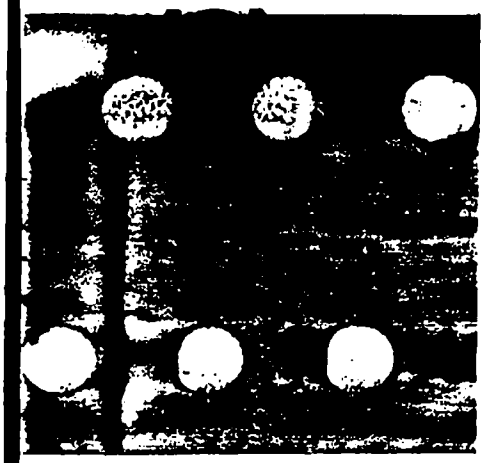
RETURN TO:
CUMBERLAND TITLE COMPANY

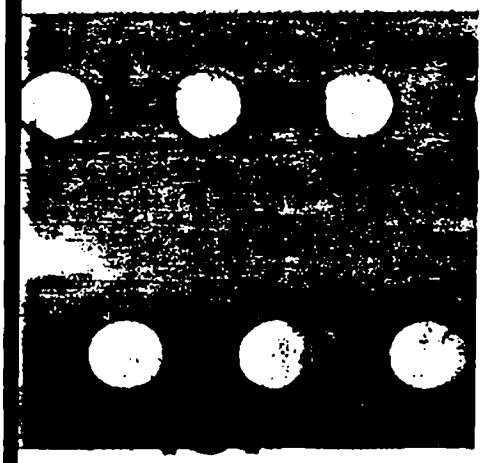
☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

EDWARD SEDDON
ATTORNEY - AT - LAW

☐ 245 Dover Road
Clarksville, Tennessee 37040





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9739 PG 131

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	67500.00
CON TX	249.73
PRFEE	1.00
WDEED	8.00
TOTAL	258.73
CHECK	258.73

07/25/95 01 09:32:00001 4277

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0081908
IDENTIFICATION REFERENCE

95 JUL 25 AM 9:50

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 933349

Certificate of Authenticity

I, Helen Stikas Rogers, 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 December 27, 2023
Date

Affiant Signature

December 27, 2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27th day of December, 2023.

Notary's Signature

My Commission Expires: 01/06/2025
Date

Notary's Seal (if on paper)

JESSICA STANFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025