QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET E. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

LB-QCD-24-3713

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Koehler Joint Revocable Trust	**New Owner**	
(NAME)	(NAME)	**104-05-0-163.00**
3713 Princeton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GARY L. KOEHLER AND YVONNE M. KOEHLER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **GARY LEE KOEHLER AND YVONNE MARIE KOEHLER, CO TRUSTEES TO THE KOEHLER JOINT REVOCABLE TRUST UAD DECEMBER 18TH, 2023** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee. Being Lot 405. Plan of Richland Realty CO's Division "C". As shown on Plat of record in Plat Book 421, Page 31, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Gary L. Koehler and Yvonne M. Koehler, husband and wife, by Warranty Deed from Peter J. Holland and Caitlyn G. Holland. husband and wife., dated May 19, 2020, of record in Instrument No. 20200522-0053491, in the Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3713 Princeton Avenue, Nashville, Tennessee 37205**.

Karen Johnson Davidson County
Batch # 1097606 DEEDQC
02/02/2024 03:55:35 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20240202-0007643

Witness my/our hand(s) this the 30th day of January, 2024.

Gary L. Koehler

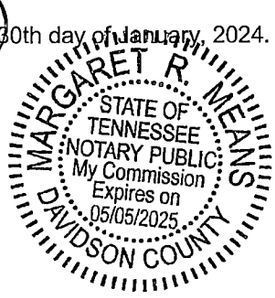
Yvonne M. Koehler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY L. KOEHLER, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of January, 2024.

Notary Public
My Commission Expires:
(SEAL)

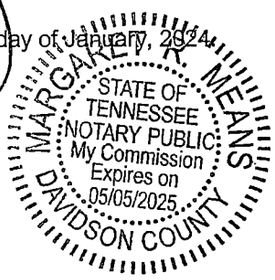


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, YVONNE M. KOEHLER, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of January, 2024.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212