QUITCLAIM DEED LB-QCD-24-1807	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 R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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)
Becca Jane Koehler and The Koehler Joint Revocable Trust	**New Owners**	
(NAME) **1807 Neal Terrace**	(NAME)	**105-11-0-165.00**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(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, **BECCA JANE KOEHLER, UNMARRIED, AND GARY LEE KOEHLER, MARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **BECCA JANE KOEHLER, AN UNMARRIED PERSON, AS TO AN 50% UNDIVIDED INTEREST, AND GARY LEE KOEHLER AND YVONNE MARIE KOEHLER, CO TRUSTEES TO THE KOEHLER JOINT REVOCABLE TRUST UAD DECEMBER 18TH, 2023, AS TO AN 50% UNDIVIDED INTEREST** 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:

BEING Lot No. 6 on the Plan of Plan of a Subdivision of part of Sophia M. Neal Property on Wedgewood Avenue Nashville, Tenn. of record in Plat Book 1130, Page 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Becca Jane Koehler, unmarried Gary Lee Koehler, married, by Warranty Deed dated February 7, 2014, from Susan E. Hylen and husband, Theodore A. Smith, of record in Instrument No. 20140210-0011635, 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: **1807 Neal Terrace, Nashville, Tennessee 37203**.

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

20240202-0007644

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

Becca Jane Koehler

Gary Lee Koehler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BECCA JANE 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 of January, 2024.

Notary Public
My Commission Expires:
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY LEE 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 of January, 2024.

Notary Public
My Commission Expires:
(SEAL)

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

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