Karen Johnson Davidson County
Batch # 1226263 DEEDQC
01/14/2025 10:58:36 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250114-0002847

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
Truist Plaza, Suite 710
401 Commerce Street
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Map-Parcel Number:
The Kehler Community Property Trust 901 Estes Road, Unit A Nashville, Tennessee 37215	The Kehler Community Property Trust 901 Estes Road, Unit A Nashville, Tennessee 37215	131 03 0 179.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in a hand paid, and other good and value consideration, the receipt and sufficiency of which is hereby acknowledged, **Karl Bradley Kehler** and **Lori Ann Francis Kehler** by these presents do hereby quitclaim and convey unto **The Kehler Community Property Trust, U/A Dtd. January 13th, 2025,** all of their right, title and interest in and to the tract or parcel of land described more particularly in **Exhibit A** attached hereto and incorporated by reference.

This is a conveyance of improved real property located at 1709 Warfield Drive, Nashville, Tennessee 37215.

This conveyance is made subject to all matters of record with the Register's Office for Davidson County, Tennessee.

WITNESS my hand this 13th day of January, 2025.

KARL BRADLEY KEHLER

LORI ANN FRANCIS KEHLER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Alison Altshuler, a Notary Public in and for said State and County, **Karl Bradley Kehler** and **Lori Ann Francis Kehler**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of January, 2025.

Notary Public

ALISON ALTSHULER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2025

My Commission Expires: 3-3-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

KARL BRADLEY KEHLER

Subscribed and sworn to before me, this 13th day of January, 2025.

Notary Public

ALISON ALTSHULER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2025

My Commission Expires: 3-3-2025

EXHIBIT A

A certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot(s) 35, as shown on the map entitled Neil Hunt Subdivision, of record in Book 974, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Karl Bradley Kehler and Lori Ann Kehler, husband and wife, by Warranty Deed from Robert L. Wright and Kristin Wright, husband and wife, as of record in Instrument Number 20230410-0026006, Register's Office for Davidson County, Tennessee.