Karen Johnson Davidson County
Batch# 1239685 DEEDQC
02/21/2025 02:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250221-0013135

PREPARED BY:
Robert J. Hazard, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, February 21, 2025.

Notary Public

My Commission Expires: _____

New Owner Address:
Kaiser Family Trust
6225 Bridlewood Lane
Brentwood, TN 37027

Send Tax Bills To:
Same

Map-Parcel Number:
10411005300

QUITCLAIM DEED

Allen B. Kaiser and wife, Joan L. Kaiser (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Kaiser Family Trust**, dated February 21, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **February 21, 2025**.

Allen B. Kaiser

Joan L. Kaiser

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Allen B. Kaiser and Joan L. Kaiser**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, February 21, 2025.

Notary Public

My Commission Expires: _____

EXHIBIT A

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

Land in Davidson County, Tennessee, being Lot No. 4, Block 4, on the Plan of Fairfax Place, as shown on plat of record in Plat Book 547, page 137 & 138, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Allen B. Kaiser and wife, Joan L. Kaiser, from James C. Gooch by deed of record in Instrument No. 20100429-0032762, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 2807 Acklen Avenue, Nashville, Tennessee 37212.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 February 21, 2025.

Affiant Signature

2/21/2025
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
Sworn to and subscribed before me on this day, February 21, 2025.

Notary Public

My Commission Expires: _____