Prepared by: John W. Crow, II, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination

Karen Johnson Davidson County
Batch# 1244066 DEEDQC
03/06/2025 03:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250306-0017070

OLIVER B. KIEL, et ux.

TO

OLIVER BIRDELL KIEL, III, Trustee, and
LAURA RHODES KIEL, Trustee

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 6th day of March, 2025, by and between **OLIVER B. KIEL AND LAURA R. KIEL, HUSBAND AND WIFE** ("Grantors"), and **OLIVER BIRDELL KIEL, III, Trustee of the OLIVER B. KIEL, III, REVOCABLE TRUST, dated March 6, 2025, and any amendments thereto**, as to an undivided 50% interest, and **LAURA RHODES KIEL, Trustee of the LAURA RHODES KIEL REVOCABLE TRUST, dated March 6, 2025, and any amendments thereto**, as to an undivided 50% interest, as tenants in common ("Grantees"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned Grantors do hereby quitclaim and convey unto Grantees, all of Grantors' right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING known and designated as Unit B established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 4405 Hunt Place, a Horizontal Property Regime, of record in Instrument Number 20220525-0060786, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Oliver B. Kiel and Laura R. Kiel, Husband and Wife, by Warranty Deed from Build Nashville, LLC, a Tennessee limited liability company, dated December 28, 2023, and recorded on December 28, 2023, as Instrument No. 20231228-0099823, in the Register's Office for Davidson County, Tennessee.

This is improved property generally known as: **4405B Hunt Place, Nashville, Tennessee 37215**.

This conveyance and the concerned real estate is subject to all matters and restrictions of record.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

Oliver B. Kiel
Grantor

Laura R. Kiel
Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Oliver B. Kiel and Laura R. Kiel** named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 6th day of March, 2025.

[notary seal]
JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

Notary Public

My Commission Expires: 1-28-26

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	**Person or Entity Responsible for Payment of Property Taxes**
Oliver B. Kiel and Laura R. Kiel, Trustees 4405B Hunt Place Nashville, TN 37215	Same/Owner
Property Address	**Map and Parcel No.**
4405B Hunt Place Nashville, TN 37215	131-07-1O-002.00

True Copy Certificate

I, Thomas W. Steelman, 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 March 6, 2025.

T W Steelman 3/6/2025

Affiant Signature Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of March, 2025.

Jennifer Wheeler

Notary's Signature

My Commission Expires: 1.28.26

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026