THIS INSTRUMENT PREPARED BY:

J. DAVID DILLON
DILLON ESTATE COUNSEL, PLC
P.O. BOX 158129
NASHVILLE, TN 37215-8129
PH. 615-970-7068

Karen Johnson
Batch # 1260717
04/17/2025 08 51 46 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250417-0029316

The actual consideration or value for this transfer, whichever is greater is $0.

Robert Lee Neaderthal
Grantor

Sworn to and subscribed by me, this 15 day of April, 2025.

Notary Public
My commission expires: 3/9/2027

J. David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Robert and Julie Neaderthal, Trustees 3919 Cross Creek Rd Unit B Nashville, TN 37215	SAME	117-140-D-2CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, ROBERT LEE NEADERTHAL (also known as ROBERT L. NEADERTHAL) and wife JULIE G. NEADERTHAL (hereinafter "Grantor"), by these presents does hereby quitclaim and convey unto ROBERT LEE NEADERTHAL and JULIE G. NEADERTHAL, TRUSTEES OF THE FAMILY 2025 REVOCABLE COMMUNITY PROPERTY TRUST AGREEMENT DATED APRIL 15, 2025, (hereinafter "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

See Attached Exhibit A

The legal description attached hereto has been taken from the prior Deed conveying the interest in said property to Grantor. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor make no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. **This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(1)(C).**

WITNESS OUR HANDS this 15 day of April, 2025.

Robert Lee Neaderthal
ROBERT LEE NEADERTHAL, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J David Dillon, a Notary Public of this County, ROBERT LEE NEADERTHAL, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 15 day of April, 2025.

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Public
My Commission Expires: 3/9/2027

Julie G. Neaderthal
JULIE G. NEADERTHAL, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. David Dillon, a Notary Public of this County, JULIE G. NEADERTHAL, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 15 day of April, 2025.

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Public
My Commission Expires: 3/9/2027

Exhibit A

"Land in Davidson County, Tennessee, being Unit B of Cross Creek Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Cross Creek Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20120910-0081958, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Cross Creek Cottages, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20120910- 0081958, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

"Being the same property conveyed to AI Devco, LLC, a Tennessee limited libility company by Warranty deed from Beverly A. Farr, unmarried dated August 1, 2012 of record in Instrument No. 20120803- 0069114, said Register's Office."

"This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 1424, page 100, said Register's Office; and (c) restrictive covenants of record in Instrument No. 20120910- 0081958, said Register's Office; (d) Charter of record in Instrument No. 20120910-0081957, said Register's Office."

Being further the same property conveyed to Robert L. Neaderthal and Julie G. Neaderthal, Husband and Wife, by Warranty Deed from AI Devco, LLC, A Tennessee Limited Liability Company dated May 23, 2013 of record in Instrument No. 20130528-0053676 Register's Office for Davidson County, Tennessee.

This is improved property, known as **3919 Cross Creek, Unit B, Nashville, TN 37215**