QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY: *Bennett & Pressley, P.C.; 2055 N. Mt. Juliet Road, Suite 202; Mt. Juliet, TN 37122* *(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)*	
NOTE TO REGISTER'S OFFICE This Deed is exempt from recordation tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi), being a deed from Grantors to a revocable living trust created by Grantors for their use and benefit. Pursuant to T.C.A. §67-4-409(a)(1)(E) no oath of value is required on a deed exempt from recordation tax.	(Blank for Register's Office Endorsement Stamp) Karen Johnson Davidson County Batch# 1265871 DEEDQC 04/30/2025 08:39:30 AM 3 pgs Fees: $17.00 Taxes: $0.00 20250430-0033189

Name and Address of New Owner	Name and Address of Persons or Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
C & E Family Trust 4512 Everett Drive Nashville, TN 37215	Same as New Owner	130 16 0 026.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, we, **CLAYTON ALLEN KAISER and ERIN ELIZABETH KAISER, as husband and wife** (hereinafter "Grantors"), do hereby convey, remise, release and quitclaim unto **CLAYTON ALLEN KAISER and ERIN ELIZABETH KAISER, as CO-TRUSTEES of the C & E FAMILY TRUST DATED APRIL 29, 2025** (hereinafter "Grantee"), and their successors and assigns, all of our right, title and interest in and to the following described tract (parcel) of land in Davidson County, Tennessee:

Land situated in the 34th Council District of Nashville, Davidson County, Tennessee, lying on the east side of Everett Drive, being the property known as Lot 1A on the Final Plat for the Resubdivision of Lot 1, Johnston Bros. Subdivision of record In Instrument Number 20140724-0065834, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at an iron pin set in the easterly margin of Everett Drive, said pin being the northwest comer of Bruce M. Johnston property, of record In Instrument Number 20100111-0002664, R.O.D.C., said pin also being the southwest corner of Brian and Lisa Shulman property, of record In Instrument Number 20140818-0074531, R.O.D.C.;
Thence, South 81 degrees 48 minutes 42 seconds East a distance of 33.00 feet to an iron pin set;
Thence, South 08 degrees 11 minutes 18 seconds West, a distance of 27.55 feet to an iron pin set;
Thence, South 81 degrees 48 minutes 42 seconds East, a distance of 263.51 feet to an iron pin set;
Thence, South 11 degrees 16 minutes 36 seconds West, a distance of 253.16 feet to a point;
Thence, North 80 degrees 31 minutes 34 seconds West, a distance of 297.34 feet to a point lying on the eastern margin of Everett Drive;
Thence, with the eastern margin of Everett Drive, North 11 degrees 11 minutes 54 seconds East, a distance of 274.04 to the POINT OF BEGINNING.
Containing 75,213 square feet, or 1.73 acres, more or less.

Being part of the property conveyed to Bruce M. Johnston by Instrument Number 20100111-0002664, Register's Office for Davidson County, Tennessee.

Description based on the Final Plat for the Resubdivision of Lot 1, Johnston Bros. Subdivision prepared by Crawford And Cummings, P.C., dated May 7, 2014, job number 09-046.

Being the same property conveyed to Clayton Allen Kaiser and Erin Elizabeth Kaiser, as husband and wife, by Special Warranty Deed from Bruce M. Johnston and Theresa K. Eggers Johnston, as husband and wife, dated November 25, 2020 and recorded on December 9, 2020 in Instrument No. 20201209-0143763 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4512 Everett Drive, Nashville, TN 37215.

This conveyance is expressly subject to the lien of the Deed of Trust of record in Instrument No. 20201209-0143764 in the Register's Office for Davidson County, Tennessee, and the lien of the Deed of Trust of record in Instrument No. 20211210-0164173, as modified by Modification of record in Instrument No. 20220707-0078337 in said Register's Office, and further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this 29th day of April, 2025.

CLAYTON ALLEN KAISER, Grantor

ERIN ELIZABETH KAISER, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **CLAYTON ALLEN KAISER** and **ERIN ELIZABETH KAISER**, the within named Grantors, with who I am personally acquainted or proved upon satisfactory evidence, who in my presence executed the within instrument and upon oath acknowledged that they did so freely and voluntarily and for the purposes therein contained.

WITNESS MY HAND and seal this 29th day of April, 2025.

Commission Expires: 9/5/28

NOTARY PUBLIC

KERI V. MCINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 5, 2028

KERI V. MCINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 5, 2028

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 29th day of April, 2025.

Ernest D. Bennett, III, Affiant — April 29, 2025 (Date)

State of Tennessee)
County of Wilson)

Sworn to and subscribed before me this 29th day of April, 2025.

Commission Expires: December 5, 2026

Notary Public

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON