Karen Johnson
Batch # 1267493
05/01/2025 03 38 38 PM
Fees $22 00 Taxes $0 00
Davidson County
DEEDQC
4 pgs
20250501-0033901

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

# QUITCLAIM DEED

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | PARCEL ID# |
|---|---|---|
| BRADLEY G. KAISER and RACHEL T. KAISER, Co-Trustees<br>140 Jocelyn Hills Dr.<br>Nashville, TN 37205 | SAME | 129060A001.00 |

**This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(vi). No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).**

FOR AND IN CONSIDERATION of One Dollar ($1.00), we, BRADLEY G. KAISER and RACHEL T. KAISER, ("GRANTORS"), do hereby quitclaim and by these presents do transfer and convey unto BRADLEY G. KAISER and RACHEL T. KAISER, CO-TRUSTEES OF THE KAISER TENNESSEE COMMUNITY PROPERTY REVOCABLE TRUST dated April 25, 2025, their successors and assigns ("GRANTEES"), all of GRANTORS' right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference.

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

**WITNESS** our hands this 25 day of April, 2025.

BRADLEY G. KAISER

RACHEL T. KAISER

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me personally appeared BRADLEY G. KAISER and L RACHEL T. KAISER, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, this 25 day of Apr. 1, 2025.

NOTARY PUBLIC

My Commission Expires:

7/7/25

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 7, 2025

EXHIBIT A

LAND LOCATED IN THE 23RD COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, SAID LAND BEING TRACT NO. 2 OF THE ALLEN CARGILE PROPERTY DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 11-14-07 REVISED 2-21-13 BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC. (JOHN HOOD TN R.L.S. #1838) AS FOLLOWS:

BEGCNNING AT AN IRON ROD (OLD) ON THE WESTERLY MARGIN OF CLEARBROOK DRIVE, SAID ROD BEING THE NORTHEAST CORNER OF LOT 123, WEST MEADE PARK INC., SECTION ONE (BOOK 2900, PAGE 103 R.O.D.C., TN) OWNED BY RICHARD D. FISHER (INSTRUMENT# 20051003-0118150 R.O.D.C.,TN); THENCE LEAVING SAID WESTERLY MARGIN WITH SAID FISHER N 64°45'05" W 485.79 FEET TO AN IRON ROD (OLD) AT THE NORTHWEST CORNER OF SAID LOT 123; THENCE S 67°40'42" W, PASSING THE NORTHEAST CORNER OF LOT 120 OF SAID WEST MEADE PARK, INC. SECTION ONE OWNED BY PAUL DOKECKI (INSTRUMENT# 20060808-0097144 R.O.D.C., TN) FOR A TOTAL DISTANCE OF 272.75 FEET TO AN IRON ROD (NEW) AT THE NORTHWEST CORNER OF SAD LOT 120 AND THE NORTHEAST CORNER OF LOT 119 OF SAID WEST MEADE PARK, SECTION ONE OWNED BY JONATHAN E. MILLER (BOOK 9124, PAGE 754 R.O.D.C., TN); THENCE, SEVERING TRACT 1 OF THE CONSOLIDATION PLAT OF RECORD IN INSTRUMENT 20071113-0133008 R.O.D.C., TN N 07°19'31" W 313.36 FEET TO AN IRON ROD (NEW) IN THE SOUTHERLY LINE OF THE DENNIS JOHNSON AND FLETCHER FOSTER PROPERTY (INSTRUMENT# 20090904-0083590 R.O.D.C., TN); THENCE WITH SAID JOHNSON/ FOSTER N 82°40'29" E 129.58 FEET TO AN IRON ROD (OLD) IN THE SOUTHERLY MARGIN OF A 50 FOOT WIDE INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT THAT SERVES THIS AND OTHER TRACTS; THENCE WITH SAID SOUTHERLY MARGIN WITH A CURVE TO THE LEFT THAT HAS A RADIUS OF 244.18 FEET A CHORD BEARING AND DISTANCE OF S 59°16'56" E 24.14 FEET FOR AN ARC LENGTH OF 24.15 FEET TO AN IRON ROD (OLD); THENCE CONTINUING WITH SAID SOUTHERLY MARGIN S 62°07'03" E 75.88 FEET TO AN IRON ROD (OLD); THENCE N 27°52'57" E, PASSING THE NORTHERLY MARGIN OF SAID 50 FOOT WIDE INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT AT 50.01 FEET FOR A TOTAL DISTANCE OF 127.60 FEET TO AN IRON ROD (OLD); THENCE N 52°39'02" E 237.86 FEET TO AN IRON ROD (OLD) AT A CORNER TO SAID JOHNSON/FOSTER AND TO TRACT NO. 3 OF THE ALLEN CARGILE PROPERTY FROM A SURVEY OF THIS SAME DATE; THENCE WITH SAID TRACT NO. 3 S 02°27'26" W 308.49 FEET TO AN IRON ROD (NEW) ON THE NORTHERLY MARGIN OF SAID 50 FOOT WIDE INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT; THENCE WITH SAID NORTHERLY MARGIN WITH A CURVE TO THE LEFT THAT HAS A RADIUS OF 323.15 FEET A CHORD BEARING AND DISTANCE OF S 88°54'14" E 215.87 FEET FOR AN ARC LENGTH OF 220.IO FEET TO AN IRON ROD (NEW); THENCE CONTINUING WITH THE NORTHERLY MARGIN OF SAID EASEMENT N 71°34'54" E 89.63 FEET TO AN IRON ROD (NEW); THENCE S 19°44'02" E 50.01 FEET TO AN IRON ROD (NEW) ON THE SOUTHERLY MARGIN OF SAID EASEMENT; THENCE S 04°57'40" W 212.63 FEET TO AN IRON ROD

(NEW) ON SAID WESTERLY MARGIN OF CLEARBROOK DRIVE; THENCE WITH SAID WESTRLY MARGIN WITH A CURVE TO THE LEFT THAT HAS A RADIUS OF 50.00 FEET A CHORD BEARING AND DISTANCE OF S 05°36'02" W 35.87 FEET FOR AN ARC LENGTH OF 36.68 FEET TO AN IRON ROD (OLD); THENCE WITH A CURVE TO THE RIGHT THAT HAS A RADIUS OF 50.00 FEET A CHORD BEARING AND DISTANCE OF S 05° 15'27" W 35.32 FEET FOR AN ARC LENGTH OF 36.10 FEET TO CONCRETE MONUMENT (OLD); THENCE S 25°56'28" W 29.40 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT CONTAINING 221050.78 SQ. FT OR 5.07 ACRES MORE OR LESS.

Being the same property conveyed to Bradley Kaiser and wife Rachel Kaiser by special warranty deed of record in instrument number 20140130-008458, R.O.D.C.

This improved property is known as 140 Jocelyn Hills Dr., Nashville, TN 37205.

Said property is subject to the following:

1. Matters shown on the plan of record in Instrument No. 20071113-0133008, RODC.

2. Deeds of conveyance to Metropolitan Government of Nashville and Davidson County of record in Book 11444, page 165, and Book 11444, page 198, RODC.

3. Easement Agreement of record in Book 9460, page 465, RODC.

4. Easement Agreement and Restrictive Covenants of record in Book 8902, page 110, RODC.

5. Easements set forth in instruments of record in Book 9460, page 461, Book 10264, page 944, and Book 8829, page 682, RODC.

6. Declarations of Restrictive Covenants of Jocelyn Hills, covenants, conditions, easements, cost of road work, capital reserves, and other matters contained in instruments of record in Instrument Nos. 2008050-0045779, 20080505-0045781, 20110401-0025230, 20130315-0026006, and Second Supplement to Declaration of Restrictive Covenants of Jocelyn Hills dated Jan. 29, 2014 and recorded in Instrument 20140130-0008457 (to be recorded), RODC.

7. Rights of ingress and egress by others relative to Jocelyn Hills Road, a private road, and public utility easements there in.

8. Matters shown on the survey by Campbell, McRae, and Associates Surveying, Inc. (by John Hood) dated 11-14-07 and revised 2-21-13.