This instrument prepared by and after recording return to:

Thompson Burton PLLC
6100 Tower Circle, Suite 200
Franklin, TN 37067
Attn: Chandler Farmer

Karen Johnson Davidson County
Batch# 1272524 DEEDQC
05/13/2025 03:29:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250513-0037736

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
Michelle Tigard Kammerer 608 26th Avenue North, Nashville, Tennessee 37209	Michelle Tigard Kammerer 608 26th Avenue North, Nashville, Tennessee 37209	Tax Parcel No. 09210028700

FOR AND IN CONSIDERATION of the terms hereof and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **LUCAS ALEXANDER KAMMERER** and **MICHELLE TIGARD KAMMERER, AS TRUSTEES OF THE KAMMERER REVOCABLE LIVING TRUST DATED JUNE 27, 2023** (hereinafter referred to as "Grantor"), herein this day does by these presents convey and forever **QUITCLAIM** to **LUCAS KAMMERER**, as to an undivided fifty percent (50%) interest, and **MICHELLE TIGARD KAMMERER**, as to an undivided fifty percent (50%) interest, collectively, as tenants in common (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the improved real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the 9 day of ~~April~~ May, 2025.

GRANTOR:

LUCAS ALEXANDER KAMMERER, AS TRUSTEE OF THE KAMMERER REVOCABLE LIVING TRUST DATED JUNE 27, 2023

STATE OF Minnesota)
COUNTY OF Scott)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lucas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that s/he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Lucas Alexander Kammerer, as Trustee of the Kammerer Revocable Living Trust dated June 27, 2023, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 9th day of ~~April~~ May, 2025.

NOTARY PUBLIC

My Commission Expires:
1/31/26

JO E SCHMITT
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/26

[Signatures Continue on Following Page]

MICHELLE TIGARD KAMMERER, AS TRUSTEE OF THE KAMMERER REVOCABLE LIVING TRUST DATED JUNE 27, 2023

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michelle T. Kammerer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that s/he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Michelle Tigard Kammerer, as Trustee of the Kammerer Revocable Living Trust dated June 27, 2023, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 30th day of April, 2025.

Allison K. Johnson
NOTARY PUBLIC

My Commission Expires:
5/5/2025

STATE OF TENNESSEE
COUNTY OF Davidson

ALLISON RAE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

The undersigned hereby swears or affirms that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 20th day of April, 2025.

Affiant

Notary Public

My Commission Expires: 5/5/2026



EXHIBIT "A"

Legal Description of the Property

Land in Davidson County, Tennessee being the South 26 feet of the Lot No. 4 of Block "A" on the Map of Pilcher's Resubdivision, of record in Book 57, Page 91, Register's Office for said County.

Said part of lot fronts 26 feet on the westerly side of 26th Avenue North and runs back between parallel lines, along the northerly margin of an alley, 170 feet to an alley in the rear.

Being the same property conveyed to Lucas Alexander Kammerer and Michelle Tigard Kammerer, as Trustees of the Kammerer Revocable Living Trust dated June 27, 2023, from Lucas Kammerer and Michelle Tigard Kammerer, pursuant to Warranty Deed dated June 27, 2023, recorded at Instrument Number 20230628-0049230, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Shari A. Thompson, 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 May 13, 2025 (date of document).

Shari A. Thompson

May 13, 2025
Date

STATE OF TN)
COUNTY OF Williamson)

On May 13, 2025, before me, the undersigned, personally appeared Shari A. Thompson, who acknowledges that this certification of an electronic document is true and correct.

NOTARY PUBLIC

My Commission Expires: 10-21-28

BRITTANY WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-21-2028