**BOX 10-B**

Karen Johnson
Batch # 1284307
06/13/2025 01:02:43 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20250613-0046168

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

**THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM HAS BEEN PERFORMED NOR TITLE OPINION RENDERED.**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **CHELSEA KALLMAN** | **U.S. BANK HOME MORTGAGE** | **060-04-0-027.00** |
| (NAME) | (NAME) | |
| **207 MAPLEWOOD TRACE** | **4801 FREDERICA STREET** | |
| (ADDRESS) | (ADDRESS) | |
| **NASHVILLE, TN 37207** | **OWENSBORO, KY 42301** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## *QUITCLAIM DEED*

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, ISAIAH KALLMAN, UNMARRIED, FOR THE EXPRESS PURPOSE OF CREATING A FEE SIMPLE IN THE GRANTEE AND PURSUANT TO A FINAL DECREE OF DIVORCE,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **CHELSEA KALLMAN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee, being part of Lot No. 1 (erroneously described as Lot 10N on previous deeds) on the Plan of the Subdivision of the Lands of William Phillips, as of record in Book 57, page 21, Register's Office for Davidson County, Tennessee, and being known as Lot No. 207 on the unrecorded map showing the Subdivision of part of said Lot 1 and described as follows:

Beginning at a point in the centerline of Maplewood Lane, 63 feet East of the Southeast corner of the property conveyed to Gilbert H. Douglas, by deed of record in Book 2104, page 382; Being the common corner of Lots Nos. 205 and 207; thence with the line between said lots, North 6 degrees 25' East 240 feet to a point; thence south 83 degrees 35' East 63 feet to the corner of Lots Nos. 207 and 209; thence with the line between said lots, South 6 degrees 25' West 240 feet to the centerline of Maplewood Lane; thence with centerline of the same, North 83 degrees 35' West 63 feet to the point of beginning.

Being the same property conveyed to Isaiah Kallman and wife, Chelsea Kallman, from Vernon Dale Braswell II and Tina Marie Braswell, husband and wife, by deed dated March 13, 2015 of record in Instrument No. 20150319-0023701, Register's Office for Davidson County, Tennessee. Isaiah Kallman and Chelsea Kallman have since divorced. See Final Judgment and Decree of Divorce, Docket No. 24D1675, in the Third Circuit Court for Davidson County, Tennessee at Nashville.

**This is the same legal description as the prior deed.**

This conveyance is subject to such covenants, easements, restrictions, reservations, conditions, and encumbrances as may affect the premises in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved( X ) property, known as **207 MAPLEWOOD TRACE, NASHVILLE, TN 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 13th day of June, 2025.

**ISAIAH KALLMAN**

**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 **Isaiah Kallman** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13th day of June, 2025.

My commission expires: **March 3, 2026**

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON