Karen Johnson Davidson County
Batch# 1284734 DEEDQC
06/16/2025 11:35:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250616-0046806

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Loralee Kuenneth Affiant Subscribed and sworn to before me, this 15th day of May, 2025. Alice M. Bohannon Notary Public My Commission Expires:

ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2028

Address of New Owner:	Send Tax Bills To:	Map-Parcel numbers:
Stephen J. Kuenneth, Trustee 538 Hickory Trail Drive Nashville, Tennessee 37209	SAME	101 00 0 143.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that **Loralee Kuenneth**, hereby remises, releases and quitclaims all of her right, title and interest in the tract(s) or parcel(s) of land described on Exhibit A attached hereto to **Stephen J. Kuenneth, Trustee of the Kuenneth Family Trust dated May 15, 2025**, and to her successors in trust, with full power to sell, transfer,

mortgage and convey without signature of any beneficiary. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 15th day of May, 2025.

Loralee Kuenneth

Loralee Kuenneth

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 Loralee Kuenneth, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 15th day of May, 2025.

My Commission Expires: _____



Alice M. Bohannon

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 15 on the plan of Hickory Trail Farms Section I revised, of record in Book 4460, pages 192 & 193, Register's Office for said County.

Said Lot No. 15 fronts 159.11 feet on the northerly margin of Hickory Trail Drive and extends back 694.40 feet on the westerly line and 708.31 feet on the easterly line to a dead line in the rear, measuring 196.47 feet thereon.

Being the same property conveyed to John R. Kuenneth and wife, Loralee R. Kuenneth, by deed from Roland Thomas Disinger and wife, Nancy Kathryn Disinger, of record in Book 7689, page 865, Register's Office for Davidson County, Tennessee.

John R. Kuenneth died on January 3, 2023.

Loralee Kuenneth and Loralee R. Kuenneth are one and the same person.

This is improved property known as 538 Hickory Trail Drive, Nashville, Tennessee 37209.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 June 13, 2025.

06/13/2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 13th day of June, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

