Karen Johnson Davidson County
Batch# 1292582 DEEDQC
07/02/2025 08:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250702-0052106

Prepared and Return to:
Amy Cross Nance Attorney At Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Carl Kahle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July,2025.

Notary Public
My Commission Expires: 2/7/27

Amy Cross Nance Notary Public State of Tennessee Williamson County

Address New Owner	Send Tax Bills	Map-Parcel Numbers
Carl Kahle and Ann Kahle 8440 Russell Rd Nashville TN 37221	~~Same~~ Simmons Bank PO Box 8010 Little Rock AR 72203	**135-01-0-078**

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Carl Kahle has bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Carl Kahle and Ann Kahle, Husband and Wife their heirs and/or assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 107 on the Plan of Town Park Estates as of record in Book 3300 Pages 64 and 65, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Carl Kahle by deed from Metropolitan Nashville Airport Authority of record in Instrument No. 20100527-0040855, Register's Office for Davidson County, Tennessee, and dated May 21, 2010.

This improved property known as 300 Ladybird Drive, Nashville, TN 37217

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 1st day of July, 2025.

Carl Kahle
Carl Kahle

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl Kahle the bargainor(s), 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 Franklin, Tennessee, this 15th day of July 2025

Notary Public

My Commission expires 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Amy Cross Nance, 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 this 1st day of July, 2025

Dated 7-1-25

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 1st day of July, 2025

My commission expires: 2-27-28

Notary Public

DANA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.