Karen Johnson Davidson County
Batch# 1311904 DEEDQC
08/20/2025 09:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250820-0066497

Prepared by & Return to:
Bradsher Alpert Stuart, PLLC
5350 Poplar Avenue - Suite 200
Memphis, TN 38119

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Karen A. Krueger, Trustee of the KENNETH AND KAREN KRUEGER FAMILY TRUST AGREEMENT,** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Karen A. Krueger, Trustee of the KAREN A. KRUEGER 2025 FAMILY TRUST dated April 16, 2025, and any amendments thereto** (Grantee), all of his/her/their rights, title, and interests in the following described real property, to wit:

Land situated in Davidson County, Tennessee:

Lot No. 145, on the Plan of Hunters Branch, Section 1, as shown by plat of record in Plat book 2650, Page 513, Registers Office for Davidson County, Tennessee. Said Lot No. 145 fronts 188.47 feet along the northerly and westerly margin of Hunters Branch Road and extends back 67.14 feet on the northerly line and 134.95 feet on the easterly line, said boundary lines intersection at a point in the rear.

Being the same property conveyed to Kenneth E. Krueger via Special Warranty Deed of record at Instrument Number 20100805-0061560 in the Register's Office of Davidson County, Tennesse. The Subject Property was vested in the KENNETH AND KAREN KRUEGER FAMILY TRUST AGREEMENT by an Order Admitting Will to Probate for the Limited Purpose of Establishing Muniment of Title at Docket No. PR-032186, in the Probate Court of Shelby County, Tennessee.

Property Address: 1704 Hunters Branch Rd., Antioch, TN 37013
Parcel ID: 172 08 OA 145.00 CO

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey and that neither was requested.

IN TESTIMONY WHEREOF I have executed this instrument the 8th day of August, 2025.

KENNETH AND KAREN KRUEGER FAMILY TRUST AGREEMENT

By: Karen A. Krueger
Karen A. Krueger, Trustee

STATE OF CALIFORNIA
COUNTY OF YOLO

Before me, _____, a Notary Public of the state and county mentioned, personally appeared **Karen A. Krueger**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Trustee** of the **KENNETH AND KAREN KRUEGER FAMILY TRUST AGREEMENT**, the within named bargainor, and that she as such **Trustee**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the **KENNETH AND KAREN KRUEGER FAMILY TRUST AGREEMENT** by herself as **Trustee.**

WITNESS my hand and seal, this ____ day of August, 2025.

_____
NOTARY PUBLIC
My commission expires: See Attached Notary Acknowledgment Certificate

For recording information only

STATE OF TENNESSEE

COUNTY OF SHELBY

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0**.

Affiant

SUBSCRIBED AND SWORN before me this the 19 day of **August, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-23-2028

ALEX ALPERT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 12/23/2028
SHELBY COUNTY

PROPERTY ADDRESS:	**1704 Hunters Branch Rd.** **Antioch, TN 37013**
PARCEL ID:	**172 08 OA 145.00 CO**
PROPERTY OWNERS: OWNERS' ADDRESS:	**KAREN A. KRUEGER 2025 FAMILY TRUST** 1612 Goode Place Woodland, CA 95776
MAIL TAX BILLS TO:	**KAREN A. KRUEGER 2025 FAMILY TRUST** 1612 Goode Place Woodland, CA 95776

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Yolo)

On August 8, 2025 before me, Dina Emily Mahshi-McWashington, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Karen A. Krueger
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

DINA EMILY MAHSHI-MCWASHINGTON
Notary Public – California
Yolo County
Commission # 2437919
My Comm. Expires Feb 11, 2027

Signature D. Mahshi-McWashington
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quit Claim Deed
Document Date: August 8, 2025 Number of Pages: 2
Signer(s) Other Than Named Above: n/a

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☒ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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I, Matthew Bradsher, 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 8-19-2025.

Affiant Signature

August 19, 2025
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 19th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 5/28/2029

ELLEN L. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 28,2029
COUNTY OF SHELBY