Karen Johnson Davidson County
Batch# 1321121 DEEDQC
09/11/2025 03:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250911-0072815

Prepared by and Returnable to (After Recordation):
Ashworth & Rye, PLLC
Brian T. Hurst
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
Amanda Ulrich 596 Harpeth Parkway East Nashville, TN 37221	New Owner	156-03-0-005.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **AMANDA ULRICH, A MARRIED WOMAN**, hereinafter called **"GRANTOR,"** hereby quitclaims and conveys unto **AMANDA ULRICH AND TIMOTHY JAMES ULRICH, WIFE AND HUSBAND,** hereinafter called **"GRANTEE,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

This conveyance is subject to any and all restrictions and easements of record.

This is improved property known as 596 Harpeth Parkway East, Nashville, TN 37221. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

[Remainder of page intentionally left blank; signature page follows]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 3rd day of September, 2025.

GRANTOR:

Amanda Ulrich

Amanda Ulrich

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Amanda Ulrich, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of September, 2025.

Notary Public

My Commission Expires: May 20, 2028

My commission expires: May 20, 2028

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ 0.00 .

Amanda Ulrich

AFFIANT

Sworn to and subscribed before me, this 3rd day of September, 2025.

Notary Public

My Commission Expires: May 20, 2028

My Commission Expires: _____

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Land in the Twenty-second (22nd) Civil District of Davidson County, Tennessee, being Parcel "A" on the unrecorded Plan of Division of Reserved Parcel for Warner Park Estates Company as prepared by Barge, Waggoner, Sumner and Cannon, engineers under file No. 2190 and dated July 28, 1969, revised May 10, 1971. Said Parcel "A" being more particularly described as follows:

BEGINNING at a point at the northerly common corner of Lot 402 and 403 on the Plan of Harpeth Valley Park, Section IV, as of record in Book 3842, page 219, Register's Office for said County; running thence North 29 deg. 00' East 105.34 feet along the easterly margin of Parcel "B" to the southeasterly corner of Parcel "D"; thence South 0 deg. 5' East 120.54 feet to the northerly margin of Lot 402; thence North 61 deg. 00' West 58.6 feet along said northerly margin of Lot 402 to the point of beginning, containing 0.07 acres, more or less.

Being the same property conveyed to Ted J. Tiesler and wife, Mary Elizabeth Tiesler, by Warranty Deed from Thomas C. Crawford and wife, Vickie G. Crawford, dated September 21, 1976, of record in Book 5079, page 315, said Register's Office.

The said Mary Elizabeth Tiesler (a/k/a Elizabeth W. Tiesler a/k/a Mary Elizabeth W. Tiesler a/k/a Mary E. Tiesler) having since died on or before January 8, 2024 vesting fee simple title to the surviving spouse. The said Ted J. Tiesler (a/k/a Theodore Jordan Tiesler Sr. a/k/a Ted Tiesler) having since died on or before September 27, 2024. The said property having been devised to Amanda Louise Tiesler Durai, now known as Amanda Ulrich (as to a 75% undivided interest), and Amanda Ulrich (formerly known as Amanda Louise Tiesler Durai), Trustee of Tiesler Grandchild's Trust created under the Last Will and Testament of Theodore Jordan Tiesler, Sr. dated February 8, 2018 (as to a 25% undivided interest). The Last Will and Testament having been admitted to probate in the Circuit Court of Davidson County, Tennessee under Docket No. 25P490, as shown by affidavit of record in Instrument No. 20250911-0072706, said Register's Office.

Being the same property conveyed to AMANDA ULRICH, A MARRIED WOMAN, by deed from AMANDA ULRICH, TRUSTEE OF TIESLER GRANDCHILD'S TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF THEODORE JORDAN TIESLER, SR. DATED FEBRUARY 8, 2018, dated September 3, 2025 of record as Instrument No. 20250911-0072757, said Register's Office.

True Copy Certification

I, Brian Hurst, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and correct copy of the original document executed and authenticated according to law on September 3, 2025.

Signature

September 11, 2025
Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Brian Hurst, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

September 11, 2025
Date

My Commission Expires: 12/17/2028

REBEKAH JOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 17, 2028