Karen Johnson Batch # 1343575 11/12/2025 10 43 31 AM Fees $12 00 Taxes $0 00 20251112-0089905 Davidson County DEEDQC 2 pgs	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-** Killian M. Ward Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF October 2025 JAD A DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026 Notary Public 3/3/2026 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
THE KILLIAN MICHELLE WARD REVOCABLE LIVING TRUST	**SAME**	**107-030.00**
(NAME) **9026 Sawyer Brown Road**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Killian M. Ward,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Killian Michelle Ward, Trustee of THE KILLIAN MICHELLE WARD REVOCABLE LIVING TRUST,** established by **The Trust Agreement of THE KILLIAN MICHELLE WARD REVOCABLE LIVING TRUST, Dated October 29, 2025**, as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit·

Land in Davidson County, Tennessee, being Unit No 9026, together with the carport designated No 9026-C on the plan of River Plantation, Section IX, Phase 11-E, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section IX, Phase 11-E, Condominium Apartments, of record in Book 7900, Pages 583 and 584, Register's Office for Davidson Comity, Tennessee, and described in a Master Deed record in Book 8061, Page 341, and farther described in annexation document of record on Book 9053, Page 256, amended in Book 9326, Page 713 and Instrument No 20041124-0140994, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Janice Kesler, married by Warranty Deed from Cheryl L Sulc, unmarried and Beverly J Cheffins, unmarried of record in Instrument No 20110504-0034276 Register's Office for Davidson County, Tennessee, dated April 29, 2011 and recorded on May 4, 2011

Being the same property conveyed to Anita L Hauenstein and Killian Ward as joint tenants with right of survivorship by Warranty deed of record in Instrument No 20161104-0116891 Register's Office for Davidson County, Tennessee dated October 31, 2016 and recorded on November 4, 2016

Further being the same property conveyed to Killian M Ward, from Anita L Hauenstein, by Quitclaim Deed dated August 24, 2024, of record in Instrument No 20240830-0067059, Register's Office for Davidson County, Tennessee

Killian M Ward and Killian Michelle Ward are one in the same person for purposes of this transaction

Previous conveyance included for reference.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES

Unimproved ( )
This is improved (X) property, known as: **9026 Sawyer Brown Road, Nashville, TN 37221.**

Witness our hands, this the 29th day of October, 2025

Killian M. Ward
Killian M. Ward

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 **Killian M. Ward,** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 29th day of October, **2025.**

My Commission Expires: 3/3/2026

JADA DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Notary Public