Karen Johnson Davidson County
Batch# 1347715 DEEDQC
11/18/2025 01:45:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251118-0091933

This Instrument Prepared By:
Andrew J. Ferguson, Esq.
Keating Muething & Klekamp PLL
One E. 4th Street, Suite 1400
Cincinnati, Ohio 45202

New Property Owner Name and Address:
Michael J. Thallemer, Trustee
Leslie Coakley Thallemer, Trustee
762 Bresslyn Road
Nashville, Tennessee 37205

Return To:
Keating Muething & Klekamp PLL
Attn: Adam J. Centner
One E. 4th Street, Suite 1400
Cincinnati, Ohio 45202

Mail Tax Bills To:
Michael J. Thallemer, Trustee
Leslie Coakley Thallemer, Trustee
762 Bresslyn Road
Nashville, Tennessee 37205

TENNESSEE QUIT CLAIM DEED

For good and valuable consideration, the receipt, adequacy and validity of which is hereby acknowledged, **MICHAEL THALLEMER** and **LESLIE THALLEMER**, a married couple, whose address is 762 Bresslyn Road, Nasvhille, Tennessee 37205 ("Grantors"), do hereby bargain, sell, grant and convey equal shares to **MICHAEL J. THALLEMER, TRUSTEE (OR HIS SUCCESSORS) OF THE MICHAEL J. THALLEMER TRUST DATED** September 7, **2025, AS AMENDED**, and **LESLIE COAKLEY THALLEMER, TRUSTEE (OR HER SUCCESSORS) OF THE LESLIE COAKLEY THALLEMER TRUST DATED** September 7, **2025, AS AMENDED**, each of whom have a mailing address of 762 Bresslyn Road, Nasvhille, Tennessee 37205 (collectively, "Grantee"), all of Grantors' right, title, and interest in and to, that certain real property, located in the County of Davidson, State of Tennessee, as is more particularly described as follows (hereinafter referred to as the "Property"):

Legal Description: See **Exhibit A** attached hereto and made a part hereof

Property Address: 762 Bresslyn Road, Nashville, Tennessee 37205

Map/Parcel No.: 115-03-0-048.00d

Prior Inst. Ref.: Inst. No. 20200340-0024194, Davidson County, TN

This conveyance is exempt from recordation tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(1)(C)(vi).

Grantors have executed this Quit Claim Deed as of the day and year set forth below.

MICHAEL THALLEMER, Grantor

LESLIE THALLEMER, Grantor

STATE OF TENNESSEE)
: SS:
COUNTY OF DAVIDSON)

On the date set forth below, before me personally appeared **MICHAEL THALLEMER** and **LESLIE THALLEMER**, Grantors, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 7TH day of SEPTEMBER, 2025.

Notary Public
My commission expires: 7.2.2029

MAGGIE CUMMINGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

[*Signature Page(s) to Quitclaim Deed*]

OATH OF CONSIDERATION

STATE OF TENNESSEE)
: SS:
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

MICHAEL THALLEMER, Grantor

Subscribed and sworn to before me this 7TH day of SEPTEMBER, 2025, by **MICHAEL THALLEMER**, Grantor.

MAGGIE CUMMINGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 2, 2029

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

LESLIE THALLEMER, Grantor

Subscribed and sworn to before me this 7TH day of SEPTEMBER, 2025, by **LESLIE THALLEMER**, Grantor.

Notary Public

[*Signature Page(s) to Quitclaim Deed*]

MAGGIE CUMMINGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 2, 2029

Exhibit A

Legal Description of the Property

Land in Davidson County, Tennesee, being Lot No. 176 on the Plan of Brook Meade, Section V, of record in Plat Book 2133, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being all of the property conveyed to Michael Thallemer and Leslie Thallemer, a married couple, by Warranty Deed dated February 28, 2020 and recorded on March 4, 2020 at Instrument No. 20200304-0024194, Davidson County, Tennessee Records.

Certificate of Authenticity

I, Jayden Hopkins, 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 September 1, 2025.

Date

jayden hopkins

Affiant Signature

November 18, 2025

Date

State of Ohio

County of Hamilton

Sworn to and subscribed before me this 18 day of November, 2025.

Julie A. Dollenmayer

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

NOTARY PUBLIC
Date
STATE OF OHIO

JULIE A. DOLLENMAYER
Notary Public, State of Ohio
My Commission Expires
December 19, 2025