Karen Johnson Davidson County
Batch# 1353192 DEEDQC
12/03/2025 11:50:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20251203-0095899

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447
jeff@mglawtn.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Karen M. Kohl

AFFIANT

Subscribed and sworn to before me this the 26th day of November, 2025.

KELLE BARBER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-04-2027

Notary Public

My Commission Expires:

Address of New Owners:	Send Tax Bills To:	Map-Parcel Numbers:
Helen H. Kohl and/or Mary D. Smith and/or Karen M. Kohl, Trustees 6408 Harding Road Nashville, Tennessee 37205	-SAME-	104 10 0A 001.00 104 10 0A 002.00 104 10 0A 003.00 104 10 0A 004.00 104 10 0A 005.00 104 10 0A 006.00 104 10 0A 007.00 104 10 0A 008.00 129 12 0 010.00

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Helen H. Kohl and/or Mary D. Smith and/or Karen M. Kohl, Trustees of the John & Helen Kohl Living Trust, established by the Revocable Trust Agreement of John B. Kohl and Helen H. Kohl dated January 26, 2016** (the "Living Trust"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby release, remise and quitclaim unto **Helen H. Kohl and/or Mary D. Smith and/or Karen M. Kohl, Trustees of the John B. Kohl Bypass Trust**, their successors in

trust and assigns, with full power to convey or mortgage without the consent of any beneficiary, hereinafter called the Grantee, all right, title and interest of the Living Trust in and to certain parcels of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this the 26th day of November, 2025.

Helen H Kohl

Helen H. Kohl, Trustee of the John & Helen Kohl Living Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Helen H. Kohl, Trustee, 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 26th day of November, 2025.

KELLIE BARBEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-04-2027

My Commission Expires:

Kellie Barbee
Notary Public

Mary D Smith

Mary D. Smith, Trustee of the John & Helen Kohl Living Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary D. Smith, Trustee, 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 26th day of November, 2025.

My Commission Expires:

KELLIE BARBER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-04-2027

Kellie Barber
Notary Public

Karen M. Kohl, Trustee of the John & Helen Kohl Living Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen M. Kohl, Trustee, 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 26 day of November, 2025.

My Commission Expires: _____

SARAH CUNNINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026

Notary Public

EXHIBIT A
Legal Descriptions

104 10 0A 001.00 – 3422 33rd Avenue South, Nashville, Tennessee 37203
104 10 0A 002.00 – 3424 33rd Avenue South, Nashville, Tennessee 37203
104 10 0A 003.00 – 3432 33rd Avenue South, Nashville, Tennessee 37203
104 10 0A 004.00 – 3430 33rd Avenue South, Nashville, Tennessee 37203
104 10 0A 005.00 – 3436 33rd Avenue South, Nashville, Tennessee 37203
104 10 0A 006.00 – 3434 33rd Avenue South, Nashville, Tennessee 37203
104 10 0A 007.00 – 3428 33rd Avenue South, Nashville, Tennessee 37203
104 10 0A 008.00 – 3426 33rd Avenue South, Nashville, Tennessee 37203

Land in Davidson County, Tennessee, being Units Nos. 3422, 3424, 3426, 3428, 3430, 3432, 3434, and 3436 (also referred to as Building Site Nos. 1-8 in previous deeds, said Building Sites Nos. being tax Parcels Nos. 1-8 in actuality) on the Plan of 33rd Avenue Townhomes, of record in Book 5200, page 392, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property. The Building Sites Nos. are a part of the real estate contained within the description hereinafter set forth which real estate contains Common Elements which are a part of the conveyance made herein:

Lots 2, 3, and 4 of Section 1 of the Resubdivision of Part of Lot 157, Section One, R. W. Grizzard Subd. of record in Book 5200, page 298, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description; and

Lot 1 of section 1, Dr. R. W. Grizzard's Subdivision of part of the Bosley Tract, being a resub. of part of Lot No. 157 of record in Book 3500, page 97, said Register's Office, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to John B. Kohl and Helen H. Kohl, Trustees of the John & Helen Kohl Living Trust, established by the Revocable Trust Agreement of John B. Kohl and Helen H. Kohl dated January 26, 2016, by deed from John B. Kohl, Trustee of the John B. Kohl Living Trust, established by the Revocable Trust Agreement of John B. Kohl, dated December 22, 2009, of record as Instrument No. 20160128-0008354, Register's Office for Davidson County, Tennessee. John B. Kohl died on June 8, 2022. Helen H. Kohl and/or Mary D. Smith and/or Karen M. Kohl are the current, acting Trustees of the John & Helen Kohl Living Trust.

SUBJECT TO THE FOLLOWING:

1. Property taxes due and payable.

2. The Property is a part of condominium/horizontal property regime established under Tennessee Code Annotated Section 66-27-101, *et seq.*, and is subject to the provisions and requirements thereof.

3. The Master Deed and Bylaws of record in Book 5851, page 288, Register's Office for said County, and all easements, rights, interests, conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained therein and relating to the 33rd Avenue Townhomes.

4. All matters shown on the Plan of record in Book 5200, page 392, Book 3200, page 298, and Book 3500, page 97, said Register's Office.

5. Rights of parties in possession under written leases.

This is improved property known as 3422, 3424, 3426, 3428, 3430, 3432, 3434, and 3436, 33rd Avenue South, Nashville, Tennessee 37203.

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129 12 0 010.00 – 6325 Percey Drive, Nashville, Tennessee 37205

Land lying in Davidson County, more particularly described as follows:

BEING Lot No. 204 on the Plan of Warner Park Valley, Section 1, as of record in Book 3600, pages 12, 13 and 14, Register's Office for said County.

SAID Lot No. 204 fronts 95 feet on the easterly side of Percy Drive and runs back 159.95 feet on the southerly line and 142.05 feet on the northerly line to a broken line, measuring 141.58 feet thereon.

Being the same property conveyed to John B. Kohl and Helen H. Kohl, Trustees of the John & Helen Kohl Living Trust, established by the Revocable Trust Agreement of John B. Kohl and Helen H. Kohl dated January 26, 2016, by deed from Helen H. Kohl and John B. Kohl, Trustees of The Helen H. Kohl Living Trust, established by the Revocable Trust Agreement of Helen H. Kohl, dated December 22, 2009, of record as Instrument 20160128-00008355, Register's Office for Davidson County, Tennessee. John B. Kohl died on June 8, 2022. Helen H. Kohl and/or Mary D. Smith and/or Karen M. Kohl are the current, acting Trustees of the John & Helen Kohl Living Trust.

This is improved property known as 6325 Percy Drive, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 **November 26, 2025**

December 2, 2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this **2nd** day of **December**, **2025**.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

