Prepared by and return to
Law Office of Eric K Fox,
103 Hazel Path Court, Suite 6
2nd Floor Whitehall Building
Hendersonville, TN 37075
From information provided by the parties

Karen Johnson
Batch # 1355106
12/08/2025 09 07 19 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251208-0097054

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That husband, Alan P Kozak, a/k/a Alan Kozak, and wife, Carol J Kozak, a/k/a Carol Kozak, (herein "Grantors") for and in consideration of the sum of Ten Dollars ($10 00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, and for the purpose of transferring Grantors' entire interest in the subject property, as tenants by the entirety, do hereby quit claim and convey, as tenants by the entirety, unto Alan P Kozak and Carol J Kozak, as Trustees of the Alan & Carol Kozak Family Living Trust 2025, dated December 4th, 2025 (Collectively herein "Grantee") or their successors, with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all their estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Nashville, State of Tennessee, to wit

Land in Davidson County, Tennessee, being Lot No 65 on the Plan of Final Plat of Aberdeen Woods, Phase One, Section Three of record in Plat Book 9700, Page 740, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

BEING the same property conveyed to Alan Kozak and Carol Kozak, husband and wife, from Joel K Walker and wife, Shelly L Walker, by Warranty Deed on May 19, 2021 and recorded on May 20, 2021, Instrument No 20210520-0068413, Register's Office, Davidson County, Tennessee

This is improved property, known as 5401 Cochran Drive, Nashville, TN 37220

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

This instrument has been prepared in accordance with information furnished by the within named Grantor(s) and no stipulations are made as to the verification of public records as recorded in Davidson County, Tennessee, as to the ownership or status of title.

Tenn Code Ann. § 35-15-510 (or appropriate successor statute) shall apply to this property and this conveyance This conveyance preserves Grantors' Tenancy by Entirety (rights of survivorship) protections, with respect to creditors, in accordance with Tennessee law.

IN TESTIMONY THEREOF I have executed this instrument this 4th day of December, 2025

Grantors:

X _____
Alan P Kozak, a/k/a Alan Kozak

/ Carol J Kozak
Carol J Kozak, a/k/a Carol Kozak

Address of New Owner.	Send Tax Bills to	Map and Parcel
Alan P Kozak and Carol J Kozak, as Trustees of the Alan & Carol Kozak Family Living Trust 2025, 5401 Cochran Drive, Nashville, TN 37220	Alan P Kozak and Carol J Kozak, as Trustees of the Alan & Carol Kozak Family Living Trust 2025, 5401 Cochran Drive, Nashville, TN 37220	**161-01-0B-050.00-CO**

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Alan P Kozak and Carol J Kozak to me known to be the persons described in and who executed the foregoing, and acknowledged that he/she executed the same as his/her free act and deed

WITNESS my hand and Notarial Seal at office this 4th day of December, 2025

Notary Public

RACHEL A FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-3-2028

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10 00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Person or Agency responsible for payment of taxes
Name Alan P Kozak and Carol J Kozak, as Trustees of the Alan & Carol Kozak Family Living Trust 2025, dated December 4th, 2025
Address 5401 Cochran Drive, Nashville, TN 37220

Grantee:

x
Alan P Kozak, as Trustee of the Alan & Carol Kozak Family Living Trust 2025, dated December 4th, 2025

x Carol J Kozak
Carol J Kozak, as Trustee of the Alan & Carol Kozak Family Living Trust 2025, dated December 4th, 2025

Subscribed and sworn to before me this 4th day of December, 2025

Notary Public

RACHEL A FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-3-2028