Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Timothy Daniel Kozain and Heather Michelle Kozain, Co-Trustees 6417 Cloverbrook Dr Brentwood, TN 37027	**171 07 0 035.00**	**SAME**

Karen Johnson Davidson County
Batch # 1355736 DEEDQC
12/09/2025 09:26:13 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251209-0097777

This instrument prepared by: Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Timothy Daniel Kozain and Heather Michelle Kozain, a married couple, as tenants by the entirety** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **Timothy Daniel Kozain and Heather Michelle Kozain, Co-Trustees of the Utah Family Revocable Trust dated December 4, 2025** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **6417 Cloverbrook Dr, Brentwood, TN 37027**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

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

Notary Public
My Commission Expires: 06/20/2027

KATIE CESSERETTI NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 4th day of December, 2025..

TIMOTHY DANIEL KOZAIN

HEATHER MICHELLE KOZAIN

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 **Timothy Daniel Kozain and Heather Michelle Kozain**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 4th day of December, 2025.

Notary Public

My Commission Expires:
06/20/2027

KATIE CESSARETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee being Lot No. 38 on the Plan of Re-Subdivision of Lots 37 and 38, Section 3 and 4 of Cloverland Acres, as of record in Plat Book 4715, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 4715, Page 18, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4698, Page 963, amended in Book 4720, Page 355, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

BEING the same property conveyed to Timothy Daniel Kozain and Heather Michelle Kozain, a married couple (as tenants by the entirety) from Marla F. Huskey and Keith A. French by warranty deed filed for record on February 11, 2021, Instrument Number 20210211-0019754, as of record in the Register's Office for Davidson County, Tennessee.