This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, Tennessee 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch # 1355826 DEEDQC
12/09/2025 12:36:13 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20251209-0097928

New Owner:	Send Tax Bill:	Map/Parcel
Timothy D. Krause and Emily G. Fagan, Trustees of the Krause Fagan Joint Revocable Living Trust dated November 12, 2025, and any amendments thereto 4104 Philhall Parkway Antioch, TN 37013	Same as new owner	150 04 0 125.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][1][D]).

Timothy D Krause
AFFIANT

Sworn to and subscribed before me this 12th day of November 2025.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-7-2029

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **EMILY G. FAGAN**, a married woman (Grantor), by these present do hereby quitclaim and convey unto **TIMOTHY D. KRAUSE AND EMILY G. FAGAN, TRUSTEES OF THE KRAUSE FAGAN JOINT REVOCABLE LIVING TRUST DATED NOVEMBER 12, 2025, AND ANY AMENDMENTS THERETO**, (Grantee), as tenants by the entireties, its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, bt ing Lot No. 623 on the Plan of Revised Kensington of Priest Lake, Phase III, of record in Plat Book 6900, page 236, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Said Lot No. 623 fronts 104.97 feet on the southwesterly margin of Philhall Parkway and extends back 125.00 feet on the southeasterly line and 121.56 feet on the northwesterly line to a dead line in the rear measuring 92.82 feet thereon.

BEING the same property conveyed to Emily G. Fagan, by deed from George Michael Gray, of record in Instrument No. 20000104-0000782, Register's Office for Davidson County, Tennessee.

This is improved property known as 4104 Philhall Parkway, Antioch, Davidson County, Tennessee.

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

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

WITNESS MY HAND this 12 day of ~~2025~~ November 2025

By: Emily G. Fagan
EMILY G. FAGAN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EMILY G. FAGAN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 12th day of November, 2025.

NOTARY PUBLIC

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-7-2028