This instrument prepared by and after recording return to:

Thompson Burton PLLC
6100 Tower Circle, Suite 200
Franklin, TN 37067
Attn: Chandler Farmer

Karen Johnson Davidson County
Batch# 1357491 DEEDQC
12/12/2025 01:54:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251212-0099241

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
K AND G PROPERTIES, LLC 412 Shoemaker Drive Carmel, Indiana 46032	K AND G PROPERTIES, LLC 412 Shoemaker Drive Carmel, Indiana 46032	Map & Parcel No. 091080F00100CO

FOR AND IN CONSIDERATION of the terms hereof and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **GRAYSON JOHN BURNS** and **KIMBERLY ANN BURNS, f/k/a KIMBERLY ANN HETZNER,** husband and wife (hereinafter collectively referred to as "Grantor"), herein this day does by these presents convey and forever **QUITCLAIM** to **KANDG PROPERTIES, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the improved real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the 5th day of ~~November~~ December, 2025.

GRANTOR:

GRAYSON JOHN BURNS

JASLEEN KAUR
My Commission Exp.
NOTARY PUBLIC
Comm. No. NP739272
Boone County
SEAL
Jan. 4, 2030
STATE OF INDIANA

STATE OF Indiana)
COUNTY OF Boone)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Grayson John Burns, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that s/he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 5th day of ~~November~~ December, 2025.

NOTARY PUBLIC

My Commission Expires:
01-04-2030

KIMBERLY ANN BURNS,
f/k/a KIMBERLY ANN HETZNER

JASLEEN KAUR
My Commission Exp.
NOTARY PUBLIC
Comm. No. NP739272
Boone County
SEAL
Jan. 4, 2030
STATE OF INDIANA

STATE OF Indiana)
COUNTY OF Boone)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kimberly Ann Burns, f/k/a Kimberly Ann Hetzner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that s/he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 5th day of ~~November~~ December, 2025.

NOTARY PUBLIC

My Commission Expires:
01-04-2030

STATE OF TENNESSEE
COUNTY OF Williamson

AFFIDAVIT OF VALUE

The undersigned hereby swears or affirms that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 12 day of December, 2025.

Affiant

Notary Public

My Commission Expires: 10-21-28

BRITTANY WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-21-2028

EXHIBIT "A"

Legal Description of the Property

Land in Davidson County, Tennessee, being Unit "A" 4609 Kentucky Avenue Townhomes a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for 4609 Kentucky Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140902-0079472, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of 4609 Kentucky Avenue Townhomes, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "A" to said Declaration appearing in Instrument No. 20140902-0079472, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Grayson John Burns and Kimberly Ann Hetzner, husband and wife, from Kevin Telles Roberts and Leslie Vetter, pursuant to Warranty Deed dated March 12, 2021, of record at Instrument No. 20210318-0035842, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Shari Thompson, 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 December 12, 2025.

December 12, 2025
Date

STATE OF TENNESSEE)
COUNTY OF Williamson)

Sworn to and ~~subscribed~~ before me this 12th **day of** December, **2025.**

NOTARY PUBLIC

My Commission Expires: 10-21-28

BRITTANY WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-21-2028