QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1358883 DEEDQC
12/17/2025 09:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251217-0100210

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December 2025.

Notary Public

MY COMMISSION EXPIRES: 1/30/27
(AFFIX SEAL)

CHRISTEN T. RABE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
TOMMY KUCH AND SOCHEATA KUCH	**SAME AS NEW OWNER**	
(NAME) **813 River Heights Drive**	(NAME)	**072 15 2T 001.00 and 072 15 2T 002.00**
(ADDRESS) **Mt. Juliet, TN 37122**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **TOMMY KUCH, A MARRIED MAN** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **TOMMY KUCH AND SOCHEATA KUCH, HUSBAND AND WIFE** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A AND UNIT B AS SHOWN ON THE PLAT ATTACHED AS EXHIBIT B TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 2109 CAHAL HOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD AS INSTRUMENT NO. 20220831-0098198, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO TOMMY KUCH, A MARRIED MAN BY QUITCLAIM DEED FROM AK PROPERTY, INC., A TENNESSEE CORPORATION DATED OCTOBER 20, 2025 AND FILED FOR RECORD ON OCTOBER 20, 2025, IN INSTRUMENT NO. 20251020-0083391, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is Improved Property commonly known as: 1591 BRANCH STREET, NASHVILLE 37216 (as to Unit A) and 2111 CAHAL AVENUE, NASHVILLE 37216 (as to Unit B).

***IT BEING THE EXPLICIT INTENT OF THE PARTIES TO CREATE A TENANCY BY THE ENTIRETIES PURSUANT TO TCA § 66-1-109.**

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 15th day of December, 2025.

TOMMY KUCH

STATE OF TN

COUNTY OF Davidson

Personally Appeared Before Me, The Undersigned, A Notary Public In And For Said State And County, Tommy Kuch, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December, 2025.

Notary Signature
My commission expires: 1/30/27

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, BRANDON LIPPMAN, 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 15, 2025**.

Date

Affiant Signature

12/15/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15th** day of **December**, 20**25**.

Notary's Signature

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)

STATE OF TENNESSEE NOTARY PUBLIC
CHRISTEN T. RABE
WILSON COUNTY