Return to:
Parker Kling, Trustee
361 Stephens Valley Boulevard
Nashville, Tennessee 37221

This instrument prepared by:
B. Forest Hamilton
Attorney at Law
PO BOX 159330
Nashville, TN 37215
TN Bar #24838

Karen Johnson Davidson County
Batch # 1361093 DEEDQC
12/23/2025 10:22:05 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251223-0101923

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Parker Kling, Trustee 361 Stephens Valley Blvd Nashville, TN 37221	Cadence Bank PO BOX 3356 Tupelo MS 38803	Parcel ID: 155160A15000CO

THAT SUSAN KLING, a widowed individual, (hereinafter referred to as "Grantor") residing at 5136 Traceway Drive, Nashville, Davidson County, Tennessee 37221, for no valuable consideration, hereby remises, releases and forever quitclaim unto PARKER KLING, as Trustee of the SUSAN L. KLING IRREVOCABLE TRUST DATED December 23, 2025 (hereinafter referred to as "Grantee") with a current address of 361 Stephens Valley Boulevard, Nashville, Tennessee 37221, all of Grantor's interest, in and to that certain land in Davidson County, Tennessee, together with all improvements situated thereon, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 297 on the Plan of Traceside, Section Six, of record in Book 9700, page 268, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Property Address: 5136 Traceway Drive, Nashville, Tennessee 37221

Map and Parcel Number: 155160A15000CO

Being the same property conveyed to Susan Kling, unmarried, by Warranty Deed from David J. Schrieber and Melanie A. Schrieber, husband and wife ("Grantors") dated July 15, 2025 and of record in instrument 20250717-0056365, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, to the extent conveyed hereby, subject to the terms and provisions contained herein, together with all and singular the rights and appurtenances thereto in anywise belonging unto the Grantee and Grantee's heirs, personal representatives, executors, administrators, successors and assigns forever

This Quitclaim Deed was prepared without the benefit of title insurance.

Following the conveyance made by this deed, PARKER KLING, as Trustee of the SUSAN L. KLING IRREVOCABLE TRUST DATED December 23, 2025 shall own all of the Subject Property.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal the day and year first above written.

Susan Kling
SUSAN KLING, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public, personally appeared Susan Kling, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained, and that she does so freely and voluntarily.

WITNESS my hand and official seal this 23rd day of December, 2025

Karen M Brunetti
Notary Public
My Commission Expires: July 2, 2029

KAREN M. BRUNETTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires
July 02, 2029

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned here by offers this instrument for recording within the meaning of the statute of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and here by swears and affirmed that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $-0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Susan Kling Signature of Affiant
SUSAN KLING

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public, personally appeared Susan Kling, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained, and that she does so freely and voluntarily.

WITNESS my hand and official seal this 23rd day of December, 20___.

Karen M. Brunetti
Notary Public
My Commission Expires: July 2, 2029

KAREN M. BRUNETTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 02, 2029