Karen Johnson
Batch # 1362698
12/30/2025 09:06:55 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20251230-0103295

Prepared by and return to:
Gayle Evans
Chinnery Evans & Nail, P.C.
800 NE Vanderbilt Lane
Lee's Summit, MO 64064
816-525-2050

PROPERTY ADDRESS:
737 Tulip Grove Road #102
Hermitage, TN 37076

PROPERTY OWNER ADDRESS/
MAIL TAX STATEMENT TO:
Bryan L. Teel
737 Tulip Grove Road #102
Hermitage, TN 37076

Parcel No. 075-12-00-C-016.00CO

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is acknowledged, **Bryan L. Teel, a single person,** and **Susanne Richardson Teel, a single person,** Grantors, sell, remise, release, convey and quit-claim unto **Bryan L. Teel and Susanne Richardson Teel, Trustees of the Bryan L. Teel Revocable Living Trust dated July 2, 2003,** Grantees, all of their right, title, and interest in and to the following described real property, situated and being in the County of Davidson, State of Tennessee:

SEE ATTACHED EXHIBIT A

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OR TITLE SEARCH AND NO WARRANTIES OF TITLE OR OTHERWISE ARE MADE BY PREPARER.

IN WITNESS WHEREOF, Grantors have executed this instrument this 24 day of November, 2025.

Bryan L Teel
Bryan L. Teel

Susanne R. Teel
Susanne Richardson Teel

STATE OF Tennessee)
) ss
COUNTY OF Davidson)

On this 24 day of November, 2025, before me personally appeared **Bryan L. Teel, a single person,** known to me to be the person who executed the within instrument and acknowledged to me that he executed as his free act and deed.

IN WITNESS WHEREOF, I have set my hand and affixed my seal the day and year last above written.

Emily Myers
Notary Public

My Commission Expires:
10/04/2027

EMILY MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

AFFIDAVIT

I swear and affirm to the best of my knowledge, information and belief, the actual consideration of this transfer is $0.00.

Bryan L Teel
Bryan L. Teel, Affiant

Subscribed and sworn before me this 24th day of November, 2025.

Emily Myers
Notary Public

My Commission Expires:
10/04/2027

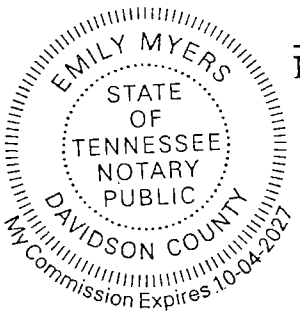
EMILY MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

STATE OF Tennessee)
) ss
COUNTY OF Davidson)

On this 26th day of November, 2025, before me personally appeared **Susanne Richardson Teel, a single person,** known to me to be the person who executed the within instrument and acknowledged to me that she executed as her free act and deed.

IN WITNESS WHEREOF, I have set my hand and affixed my seal the day and year last above written.

My Commission Expires:
10/04/2027



Emily Myers
Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 102 on the Resubdivision of Phase One, Brookside Park Townhomes, a horizontal property regime with private elements, of record in Instrument #200007180070532, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Bryan L. Teel, a single person, and Susanne Richardson Teel, a single person, by deed dated May 22, 2003, from Peter T. Van Hoven and wife, Kelly J. Van Hoven, filed for record on June 2, 2003, in Instrument No. 20030602-0074830, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Plan of record in Instrument #200001070002402, Register's Office for Davidson County, Tennessee; (2) Easement for Metro Government of record in Book 4126, page 977, Register's Office for Davidson County, Tennessee; (3) Restrictive Covenants contained in instrument of record in Book 11653, page 251 and in Instrument #200007180070532, Register's Office for Davidson County, Tennessee; (4) By-Laws of record in Book 11653, page 273, Register's Office for Davidson County, Tennessee; (5) Homeowner's Association Charter of record in Book 11653, page 249, Register's Office for Davidson County, Tennessee; (6) all other easements and restrictions found of record in said Register's Office; (7) all applicable governmental and/or zoning regulations; (8) taxes that pro-rated as of the date of closing and assumed by the Grantee herein.