Karen Johnson Davidson County
Batch # 1365101 DEEDQC
01/05/2026 11:48:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260105-0000306

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

JUSTIN M. GILBERT
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 14, 2029
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0.00. This is a transfer to a revocable trust.

Affiant

Subscribed and sworn to before me, this 29th day of December 2025.

Notary public

My commission Expires: April 14, 2029

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
The KVS Family Trust 1543 A Battlefield Dr. Nashville, TN 37215	The KVS Family Trust PO Box 121862 Nashville, TN 37122	117-04-0J-002.00-CO

FOR AND IN CONSIDERATION of Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Kevin J. Sanders and Virginia Burkhart Sanders, husband and wife, do hereby quitclaim, transfer and convey unto Kevin J. Sanders and Virginia B. Sanders, as Trustees of The KVS Family Trust dated December 29, 2025, all of his right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described to-wit:

Being Unit B on the plan of Kirkwood Park Townhomes, a Horizontal Property Regime with Private Elements, being established by Declaration of Covenants, Conditions and Restrictions for Kirkwood Park Townhomes, a Horizontal Property Regime with Private Elements recorded as Instrument No. 20091130-0109478, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kevin J. Sanders and Virginia Burkhart Sanders, husband and wife, from John Craig Rogers, a married person, by Warranty Deed, dated November 16, 2021, and recorded on November 22, 2021, as Document No. 20211122-0154905, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 1518 B Kirkwood Avenue, Nashville, Tennessee 37212

Witness my hand this 29th day of December, 2025.

Kevin J. Sanders, Grantor

Virginia Burkhart Sanders, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin M. Gilbert, Notary Public, Kevin J. Sanders and Virginia Burkhart Sanders, as Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, December 29, 2025.

[Seal]

JUSTIN M. GILBERT
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 14, 2029
COUNTY OF WILLIAMSON

Justin M. Gilbert, Notary Public
My commission expires: April 14, 2029