Karen Johnson
Batch # 1365101
01/05/2026 11:48:10 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260105-0000309

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	83-6-Q-4.00CO

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, does 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:

Land in Davidson County, Tennessee, being Unit No. 4, Eastland Court, a Townhouse Planned Unit Development, as shown in the Declaration of Protective Covenants, Conditions and Restriction, of record in Instrument No. 20141117-0106018, amended in Instrument Nos. 20160408-0033850 and 20170829-0088715, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kevin J. Sanders, from LVH3, LLC, a Tennessee Limited Liability Company, by Warranty Deed, dated March 1, 2019, and recorded on March 5, 2019, as Document No. 20190305-0019877, 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: 2011 Eastland Avenue, Nashville, Tennessee 37206

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

Kevin J. Sanders, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin M. Gilbert, Notary Public, Kevin J. Sanders, as Grantor, with whom I am personally acquainted (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 day, December 29, 2025.

[Seal]



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