This Instrument Prepared by:
Bryan C. De Cuir, Attorney at Law
725 Cool Springs Blvd., Suite 600
Franklin, TN 37067
Telephone: (615) 673-8337

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 8th day of December, 2025.

Notary Public

BRYAN C. DE CUIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 5-16-2026

My Commission Expires: May 16, 2026

Karen Johnson Davidson County
Batch# 1367434 DEEDQC
01/08/2026 08:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260108-0001580

Address of New Owner:	**Send Tax Bills to:**	**Parcel ID:**
Carl Franklin Clark, Jr. and Ellen Marie Kotzbauer, Trustees 6114 Mt. Pigsah Road Nashville, TN 37211	**NEW OWNER**	**150-11-01-182.00**

QUITCLAIM DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Ellen Kotzbauer,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer, convey, release and quitclaim to **Carl Franklin Clark, Jr. and Ellen Marie Kotzbauer as Trustees for The Clark/Kotzbauer Living Trust, Dated December 8, 2025,** hereinafter called the Grantee, heirs and assigns, Grantor's entire right, title and interest in and to certain tracts of land, together with all improvements located thereon, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 575 on the Plan of Towne Village of The Country, Section 4-A, as of record in Plat Book 6250, Pages 20-21, Register's office for Davidson County, Tennessee, to which reference is made for a more complete description.
>
> Said Lot No. 575 fronts 38.63 feet on the Westerly side of New Overlook Court and runs back 137.28 feet on the Northerly line and 101.21 feet on the southerly line to a broken line in the rear which measures a total of 157.99 feet thereon.
>
> BEING the same property conveyed to Ellen Kotzbauer by Warranty Deed from Rita K. Johnson, dated July 10, 2015, recorded July 14, 2015, and of record as Instrument No. 20150714-0068550, Office of the Register for Davidson County, Tennessee.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as: **405 New Overlook Court, Antioch, TN 37013**

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

WITNESS my hand this 8th day of December, 2025.

Ellen Kotzbauer

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ellen Kotzbauer**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of December, 2025.

[SEAL]

Notary Public

My Commission Expires: May 16, 2026

BRYAN C. DE CUIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 5-16-2026

202601080001580

CERTIFICATE OF AUTHENTICITY

I, **BRYAN C. DE CUIR**, 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 8, 2025**.

Affiant Signature

12·8·2025
Date

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 8th day of December, 2025.

Notary's Signature

My Commission Expires
August 3, 2026

My Commission Expires: _____

BOBBIE JEAN LAMAR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY