Karen Johnson Davidson County
Batch# 1372668 DEEDQC
01/22/2026 03:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260122-0005489

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (BHS)
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel Number
Donald R. Kaplan and Maureen E. McTernan, Co-Trustees Kaplan-McTernan Community Property Trust 1138 Crater Hill Drive Nashville, TN 37215	Same	144-06-0-027.00 Davidson County

For good and valuable consideration, the receipt of which is hereby acknowledged, we, DONALD R. KAPLAN and MAUREEN E. MCTERNAN (collectively, the "Grantor"), hereby quitclaim and convey to DONALD R. KAPLAN and MAUREEN E. MCTERNAN, as Co-Trustees of the KAPLAN-MCTERNAN COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest in that certain real property in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Chickering Hills, Section 3, of record in Book 2663, Page 17, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Donald R. Kaplan and Maureen E. McTernan, husband and wife, from John E. Wilkison and wife, Patty P. Wilkison, by Warranty Deed dated August 8, 2016, of record in Instrument No. 20160809-0082797, and recorded on August 9, 2016, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The above description is the same as in the prior deed.

This is improved property known as 1138 Crater Hill Drive, Nashville, TN 37215.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 21st day of January, 2026.

DONALD R. KAPLAN

MAUREEN E. MCTERNAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, DONALD R. KAPLAN and MAUREEN E. MCTERNAN, 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, as of this 21 day of January, 2026.

SHARON S. MEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Jan. 24, 2028

Notary Public
My Commission Expires: 01-24-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 21 day of January, 2026.

SHARON S. MEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Jan. 24, 2028

Notary Public
My Commission Expires: 01-24-2028

49159330.1

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Jan 21, 2026 (date of document).

Affiant Signature

01/21/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of January, 2026.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

