Karen Johnson Davidson County
Batch# 1377311 DEEDQC
02/09/2026 10:07:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260209-0009160

This Form furnished by:
ATTORNEY ETHAN R. PAGE

FROM:
LOUISE KOHLER

TO:
NEIL KOHLER

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Neil Kohler 307 Edith Circle Nashville, TN 37208	SAME	105 07 1B 107.00

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **None because it is pursuant to a Final Decree of Divorce in the Third Circuit Court for Davidson County, Tennessee, Docket No.25D1512.**

LOUISE KOHLER

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd, DAY OF February, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-08-2028.
(AFFIX SEAL)

JESSICA STANFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

This Instrument Prepared By:

ETHAN R. PAGE, ESQ.
Rogers, Shea & Spanos
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600
e.page@midtnlawyers.com

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by the prior Deed of record in the Register's Office for Davidson County, Tennessee. No title examination has been made and the law firm of Rogers, Shea & Spanos shall have no liability for the status of the title to the property or the accuracy of such information.

I, **LOUISE KOHLER**, do hereby quitclaim to **NEIL KOHLER** all my interest in said real property in Davidson County, Tennessee as described below:

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being unit 107, THE SIX10 MERRITT CONDOMINIUM, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150924-0097122, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Neil Kohler and Louise Kohler, husband and wife, by Warranty Deed from SIX 10 MERRITT, LLC dated November 28, 2016 and recorded on December 1, 2016 in Instrument No. 20161201-0126024 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- **County of Davidson Taxes for the year 2024 and thereafter, not yet due and payable.**
- **Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HAGAN AND MERRITT, as recorded in Plat Book 161, Page(s) 49 and Plat Book 57, Page 76.**
- **Covenants, Conditions and Restrictions as set forth in Declaration to the Six10 Merritt Condominium recorded in Instrument No. 20150924-0097122**
- **Covenants, Conditions and Restrictions as set forth in Declaration for the Finery Master Condominium recorded in Instrument No. 20150807-0079087, corrected by Scrivener's Affidavit recorded at Instrument No. 20151005-0101050.**
- **Subject to all matters set out in Metro Ordinance No. 77-786.**
- **Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded at Instrument No. 20151013-0104209.**
- **Agreement for Dedication of Easement for the purpose of Public Street Right of Way recorded at Instrument No. 20151030-0110799.**
- **Any and all existing easements and restrictions as shown of record not stated herein.**

This is improved property known as: 1265 Martin Street, Nashville, TN 37203

IN WITNESS WHEREOF I have hereunto set my hand on this the ____ day of February, 2, 2026.

L Kohler

LOUISE KOHLER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jessica Stanford, a Notary Public in and for said County and State, the within named, **LOUISE KOHLER**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this the 2nd day of February, 2026.

J Stanford
NOTARY PUBLIC

My Commission Expires: 11-08-2028.
DATE

JESSICA STANFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

Certificate of Authenticity

I, Ethan R. Page, 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 February 3, 2024
Date

Ethan R. Page
Affiant Signature

February 5, 2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5th day of February, 2024.

Notary's Signature

My Commission Expires: 11-08-2028
Date

Notary's Seal (if on paper)

JESSICA STANFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028