File No: 2005134416

Karen Johnson Davidson County
Batch# 1383790 DEEDQC
02/20/2026 02:17:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260220-0013729

After Recording, Send to:
National Link
1400 Cherrington Pkwy, Ste 300
Moon Twp, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
KEYNE JEAN LEOPOLD HSU VILLERT, 627 Eastboro Dr, Nashville, TN 37209

Exempt: Section 67-4-409(a)(1)(C)(v): Domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties

Tax Parcel Number: 091-09-4C-001-00

QUITCLAIM DEED

AMANDA LEIGH ZUCKERMAN, unmarried, and **KEYNE JEAN LEOPOLD HSU VILLERT,** unmarried, ("Grantor"), a formerly married couple who are now divorced pursuant to the Decree filed in the Circuit Court, Davidson County, Tennessee, Docket No 25D534, of 627 Eastboro Dr, Nashville, TN 37209, for and in consideration of $1.00 (One Dollar and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **KEYNE JEAN LEOPOLD HSU VILLERT,** ("Grantee"), whose tax mailing address is 627 Eastboro Dr, Nashville, TN 37209, with quitclaim covenants, his/her/their interest in the following described real estate in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING KNOWN AND DESIGNATED AS ALL OF UNIT NO. 627, AS FURTHER DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HOMES AT 625 EASTBORO DRIVE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS AND THE EXHIBITS ATTACHED THERETO, AND AS AMENDED IN INSTRUMENT NO. 20180411-0034161, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ESTABLISHING A PRIVATE ELEMENT HORIZONTAL PROPERTY REGIME FOR 625 EASTBORO DRIVE, A PLANNED UNIT DEVELOPMENT ESTABLISHED PURSUANT TO CHAPTER 27 OF TITLE 66, TENNESSEE CODE ANNOTATED ET SEQ., AND OF RECORD IN INSTRUMENT NO.

20170407-0034266, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE COMMON AREA, COMMON ELEMENTS AND LIMITED COMMON ELEMENTS RELATED THERETO, TO WHICH DECLARATION AND EXHIBITS SPECIFIC REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Assessor's Parcel No: 091-09-4C-001-00

Property Address is: 627 Eastboro Dr, Nashville, TN 37209

BEING THE SAME PROPERTY CONVEYED TO KEYNE JEAN LEOPOLD HSU VILLERT AND AMANDA LEIGH ZUCKERMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP FROM LWANDA SUE BULL, UNMARRIED, BY WARRANTY DEED DATED 02/03/2022, RECORDED 02/07/2022, DEED INSTRUMENT NO. 20220207-0013807, COUNTY OF DAVIDSON, STATE OF TENNESSEE

The grantee promises to pay the indebtedness remaining due on that certain promissory note dated 2/4/2022 in the original amount of $589,000.00 and to assume the obligations shown in the Deed of Trust executed to secure performance thereof, which was recorded 2/7/2022 Instrument number 20220207-0013808 of Davidson County records.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on 2/17, 2026:

AMANDA LEIGH ZUCKERMAN

KEYNE JEAN LEOPOLD HSU VILLERT

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **AMANDA LEIGH ZUCKERMAN** and **KEYNE JEAN LEOPOLD HSU VILLERT**, personally known to me, or has produced Driv. license, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 17 day of FeB, 2026.

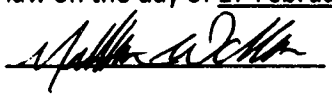
Notary Public

Exp. 3-28-2028

NORMAN KANTROWITZ
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03/28/2028

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Matthew Walker 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 the day of 17 February 2026 (date of document).



Matthew Walker

Affiant Signature Date 18 February, 2026

State of PA County of Allegheny

Sworn to and subscribed before me this 18 day of February 2026.



Notary's Signature – James Quigley

MY COMMISSION EXPIRES: 12/16/2028

NOTARY'S SEAL (if on paper):

Commonwealth of Pennsylvania - Notary Seal
James Quigley, Notary Public
Allegheny County
My commission expires December 16, 2028
Commission number 1387790
Member, Pennsylvania Association of Notaries