Prepared by and Return to:
Cody M. Henley
MANIER & HEROD, a Tennessee, Professional Corporation
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Karen Johnson Davidson County
Batch # 1389354 DEEDQC
03/06/2026 11:39:13 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260306-0018146

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
Kevin L. Tjelle and Katherine E. Tjelle Co-Trustees 7885 Lee Road Waterman, IL 60556	**SAME**	**103 02 0S 006.00**

FOR AND IN CONSIDERATION of One Dollar ($1), the receipt of which is hereby acknowledged, KEVIN TJELLE and KATHERINE TJELLE (hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey an undivided 60% interest unto KEVIN L. TJELLE and KATHERINE E. TJELLE, CO-TRUSTEES of the KEVIN L. TJELLE REVOCABLE TRUST dated November 18, 2025; and an undivided 40% interest unto KEVIN L. TJELLE and KATHERINE E. TJELLE, CO-TRUSTEES of the KATHERINE E. TJELLE REVOCABLE TRUST dated November 18, 2025 (hereinafter collectively referred to as "Grantee"), in accordance with T.C.A. § 35-15-510(b), to the following described property located in the Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit No. 6 on the Plan of Summit at Whitebridge, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Summit at Whitebridge, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161123-0123636, amended in Instrument No. 20170207-0013008 and Instrument No. 20180611-0055774, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Summit at Whitebridge, shown on

Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20161123-0123636, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being part of the same property conveyed to Gregory T. Smith, Tom McCormick and Sabin Ewing, in equal shares and tenants in common, by Deed dated April 24, 2015 from Lola A. Bryant, James E. Morrissey, Nelva U. Smith, Martha Jane Petty, John B. Stephens, III, William Leon Hill, Denning Lee Hill, Nancy Jane Jones, Herbert Wilson Talley, Jr., Mark David Talley, Brenda Gail Cutrell and Dee Lane Talley, of record in Instrument No. 20150428-0037946 and by Deed dated April 24, 2015 from Nancy Janes Jones, Brenda Gail Cutrell, Dee Lane Talley, Herbert Wilson Talley, Jr., and Mark David Talley, of record in Instrument No. 20150428-0037947, and Deed of Correction in Instrument No. 20170104-0000868, Register's Office for Davidson County, Tennessee, and further conveyed to Summit at Whitebridge, LLC, a Tennessee limited liability company by Quitclaim Deed dated June 17, 2016 from Gregory T. Smith, Tom McCormick and Sabin Ewing, as tenants in common, of record in Instrument 20160622-0063642 and corrected in Instrument No. 20161114-0119977 and Instrument of Correction of record in Instrument No. 20180831-0086571, said Register's Office for Davidson County, Tennessee, and further conveyed to Summit West Nashville, LLC, a Tennessee Limited Liability Company by Quitclaim Deed dated July 6, 2020 from Summit at Whitebridge, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200713-0076159, said Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record as set out on Exhibit "C' to the Declaration of Covenants, Conditions and Restrictions as shown in Instrument No. 20161123-0123636, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Covenants, Conditions and Restrictions for Summit At Whitebridge, of record in Instrument No. 20161123-0123636,amended in Instrument No. 20170207-0013008 and in Instrument No. 20180611-0055774, Register's Office for Davidson County, Tennessee. By-Laws and Charter of Summit at Whitebridge appended thereto. 3) All matters shown on the Plan of Record in Plat Book 161, Page 164, Register's Office for Davidson County, Tennessee. 4) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160808-0081832, Register's Office for Davidson County, Tennessee. 5) Agreement for Dedication of Easement for Sanitary Sewer and/or Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in

Instrument No. 20161025-0112669, Register's Office for Davidson County, Tennessee. 6) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20180611-0055676, Register's Office for Davidson County, Tennessee. 7) Taxes for the current year prorated and assumed by the Grantee.

Being the same property conveyed from Kevin Tjelle, a married man, to Kevin Tjelle and Katherine Tjelle, a married couple as tenants by the entirety, of record in Instrument No. 20211119-0154031, Register's Office for Davidson County, Tennessee.

This is improved property known as 239 White Bridge Pike, Ste. 6, Nashville, Tennessee 37209.

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to Grantor. This transfer is by quitclaim and Grantor makes no warranties about the title.

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

WITNESS MY HAND this 21ST day of February, 2026.

KEVIN TJELLE, Grantor

KATHERINE TJELLE, Grantor

STATE OF Illinois)
COUNTY OF DeKalb)

Personally appeared before me Kevin Tjelle, a Notary Public of this County, KEVIN TJELLE, the within named bargainor, 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 21st day of February, 2026.

OFFICIAL SEAL
HEATHER LYNN MCCOY
Notary Public, State of Illinois
Commission No. 997378
My Commission Expires September 24, 2028

Heather Lynn McCoy
Notary Public
My Commission Expires: 9/24/2028

STATE OF Illinois)
COUNTY OF DeKalb)

Personally appeared before me Katherine Tjelle, a Notary Public of this County, KATHERINE TJELLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 21st day of February, 2026.

OFFICIAL SEAL
HEATHER LYNN MCCOY
Notary Public, State of Illinois
Commission No. 997378
My Commission Expires September 24, 2028

Heather Lynn McCoy
Notary Public
My Commission Expires: 9/24/2028

THIS CONVEYANCE IS EXEMPT FROM TENNESSEE RECORDATION TAX PURSUANT TO TENNESSEE CODE ANNOTATED, Section 67-4-409(a)(1)(C)(vi) [formerly SECTION 67-4-409(a)(3)(F)].