This instrument prepared by:
Smith.Sholar.Milliken.Matthews.PLLC
1164 Nashville Pike
Gallatin, TN 37066

Karen Johnson Davidson County
Batch# 1395296 DEEDQC
03/20/2026 08:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260320-0022210

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.MATTHEWS. PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
Katherine Lee Stewart & Kimberly Lynn Sadler (NAME)	Same as New Owner (NAME)	108 08 0B 009
1112 Quail Court W (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Iris Mikelene Matthews Sadler** Grantor(s), does hereby quitclaim and convey unto **Katherine Lee Stewart and Kimberly Lynn Sadler, as tenants in common** the Grantees herein, their successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson Tennessee, as follows:

A certain condominium apartment in Davidson County, Tennessee described as follows: Unit No. 9, Lot No. 11, in a Horizontal Property Regime, as shown on the condominium site plan, Section 2, Phase II, Quail Valley, as of record in Plat Book 5200, Page 395, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act and the By-Laws for the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments, and undertakings, etc, contained in Master Deed of record in Book 5857, Page 371; re-recorded in Book 5857, Page 502; re-re-recorded in Book 5869, Page 814, as amended in Book 5884, Page 534, said Register's Office, and any other amendments thereto.

Being the same property conveyed to Terry B. Sadler et ux Linda Lee Sadler, as tenants by the entirety by Warranty Deed dated September 23, 1982, from TennReal Inc., recorded September 28, 1982 in Book 5492, Page 659, in the Register's Office for Davidson County, Tennessee.

Linda Lee Sadler having since died in 2004 vesting the property in Terry B. Sadler as surviving tenant by the entirety.

Terry B. Sadler having since married Iris Mikelene Matthews Sadler.

Terry B. Sadler, also known as Terry Bryan Sadler having since died, September 2, 2025 vesting the property in Iris Mikelene Matthews Sadler, Katherine Lee Stewart, and Kimberly Lynn Sadler as his sole Heirs at Law. See Affidavit of Heirship of record as Instrument No. 202603200022209 in the Register's Office for Davidson County, Tennessee. Terry B. Sadler also left a will, which was un-probated, attached as Exhibit "A" to said Affidavit of heirship devising the property to Katherine Lee Stewart and Kimberly Lynn Sadler.

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

This is Improved Property known as: 1112 Quail Court W Nashville, Tennessee 37214.

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

Subscribed and sworn to before me this the 18th day of March, 2026.

Affiant

My commission expires: 8/19/2026
(Affix Seal)

Notary Public

BRANDI L WRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Witness my hand this 18th day of March, 2026.

Iris Mikelene Matthews Sadler

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 18 day of March, 2026, before me personally appeared, Iris Mikelene Matthews Sadler to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 18 day of March, 2026.

Notary Public

My Commission Expires: 8/19/2026

BRANDI L WRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 3/18/26 (date of document).

Affiant Signature

3/18/26

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 18th day of March, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29