ıson Davidson County
Batch # 1408938 DEEDQC
04/21/2026 09:59 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260421-0032611

THIS DOCUMENT PREPARED BY: **John G. Fahner** **Kennedy & Associates, PLLC** 3052 Lebanon Pike Nashville, Tennessee 37214 (615) 883-4998	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Stephen & Carol Bargatze, Trustees 6612 Louisia Bradley Circle Hermitage, TN 37076	SAME AS NEW OWNER	074 16 0A 114.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Stephen Ray Bargatze** and **Carol Lynn Bargatze**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release, and quitclaim unto **Stephen Ray Bargatze** and **Carol Lynn Bargatze, Trustees of The Bargatze Revocable Living Trust**, dated April 15, 2026, and any amendments thereto, and to their successors in trust, with full power to sell, transfer, mortgage, and convey without signature of any beneficiary, all of the Grantors' right, title, and interest in and to real property in Davidson County, State of Tennessee, more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 114 on the Final Plat of Phase 2 - Section 3, Parkhaven Communities, of record in Instrument No. 20230113-0003133, 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 Stephen Ray Bargatze and Carol Lynn Bargatze, husband and wife, from Parkhaven Communities, LLC, a Tennessee

limited liability company, by Special Warranty Deed of record in Instrument No. 20241119-0089561in the Register's Office for Davidson County, Tennessee.

This is improved property known as 6612 Louisia Bradley Circle, Hermitage, Tennessee 37076.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 15 day of April, 2026.

Stephen Ray Bargatze, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stephen Ray Bargatze**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 15th day of April, 2026.

My Commission Expires: 3/8/28

Notary Public

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WITNESS my hand this 15 day of April, 2026.

Carol Bargatze

Carol Lynn Bargatze, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carol Lynn Bargatze**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 15th day of April, 2026.

My Commission Expires: 3/8/28

Tiffany Beckman

Notary Public

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON