Karen Johnson Davidson County
Batch # 1409241 DEEDQC
04/21/2026 03:59:54 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260421-0032973

This instrument was prepared by:
Hayes Thomas PLC
1818 20th Avenue South, Suite 300
Nashville, TN 37212

QUITCLAIM DEED

FROM: Kailey Jane Gear

TO: Daniel Eric Pressly

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.:
1519A Kirkwood Avenue Nashville, TN 37212	1519A Kirkwood Avenue Nashville, TN 37212	117-04-4-B-001.00 CO

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Final Decree of Divorce in that certain case styled Kailey Jane Gear v. Daniel Eric Pressly, Third Circuit Court for Davidson County, Tennessee, Docket No. 25D-1503, and that there was no consideration given for the transfer.

Daniel Eric Pressly, Grantee

Sworn to and subscribed before me, this the 14th day of April, 2026.

NOTARY PUBLIC

My Commission Expires:

Catherine Taylor Loring
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson
My Commission Expires Mar. 3, 2030

This transaction is exempt from tax pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(v), and in accordance with the terms and conditions of the Final Decree of Divorce in that certain case in the Third Circuit Court for Davidson County, Tennessee, Kailey Jane Gear has bargained and sold, and by these presents does transfer, quitclaim and convey unto the said Daniel Eric Pressly, his heirs, successors, and assigns, all of her right, title, and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A of Homes established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 1519 Kirkwood Avenue, a Horizontal Property Regime, of record in Instrument No 20210520-0069029, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements

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as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being the same property conveyed to Daniel Eric Pressly and Kailey Jane Gear, husband and wife, by Warranty Deed from Build Nashville, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220328-0035158, Register's Office for Davidson County, Tennessee, dated March 25, 2022, and recorded March 28, 2022.

The physical address of this property is 1519A Kirkwood Avenue, Nashville, Tennessee 37212.

WITNESS my hand, this 10th day of April, 2026.

Kailey Jane Gear, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Rowan Gass, a Notary Public in and for Davidson County, Tennessee, the within named Kailey Jane Gear, the Grantor, 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 and official seal at Nashville, Tennessee, on this the 10th day of April, 2026.

Notary Public

ROWAN GASS
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 1/22/2029

Disclaimer

This instrument was prepared from information supplied by the parties. No title examination or settlement has been performed. Preparer of this document makes no warranties as to title on the property herein conveyed. This Quitclaim Deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.