Karen Johnson Davidson County
Batch# 1416764 DEEDQC
05/06/2026 12:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260506-0040827

PREPARED BY:

Elaheh Z. Wiles, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Bernadette M Klapheke
AFFIANT

Subscribed and sworn to before me on this day, May 6, 2026.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-19-2027

New Owner Address:
Klapheke Family Trust
891 Pinnacle Hill Road
Kingston Springs, TN 37082

Send Tax Bills To:
Same

Map-Parcel Number:
115 01 0 027.00

QUITCLAIM DEED

Bernadette M. Klapheke ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Klapheke Family Trust**, dated May 6, 2026 ("Grantee"), a revocable trust established by the Grantor and Grantor's spouse, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Grantor's spouse, **Harry Charles Klapheke, Jr.**, as evidenced by his signature below, hereby joins with Grantor in the conveyance set forth herein.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **May 6, 2026**.

Harry Charles Klapheke, Jr.

Bernadette M. Klapheke

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Harry Charles Klapheke, Jr. and Bernadette M. Klapheke**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, May 6, 2026.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027

EXHIBIT A

Land in Davidson County, TN, being Lot No. 37 on the Plan of Brooke Meade Addition, Section 2, of record in Book 2663, Page 59, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bernadette M. Klapheke from Harry Klapheke by deed of record in Book 8886, Page 164, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 928 Rodney Dr, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, Elaheh Z. Wiles, Esq., do hereby make oath that I am a licensed attorney and 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 May 6, 2026.

E Z Wiles

Affiant Signature

5/6/26

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, May 6, 2026.

Courtney M. Hall

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027