Karen Johnson Davidson County
Batch# 1418670 DEEDQC
05/11/2026 10:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260511-0042180

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ROB@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Actual consideration for this transfer is -$0-.

James T. Tiesler
AFFIANT

Subscribed and sworn to before me on this 17 day, April, 2026.

Brenda G. Wade
Notary Public

BRENDA G. WADE
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My Commission Expires: July 25, 2029

New Owner Address:
James Thomas Tiesler Revocable Living Trust
304 Harpeth View Trail
Kingston Springs, TN 37082

Send Tax Bills To:
Same

Map-Parcel Number:
155-00-0-044.00

QUITCLAIM DEED

James Thomas Tiesler ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **James Thomas Tiesler Revocable Living Trust**, dated June 23, 2020 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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, April 17, **2026.**

James Thomas Tiesler

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

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

WITNESS my hand and official seal, at office, on this day, April 17, 2026.

Brenda G. Wade
Notary Public

BRENDA G. WADE
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My Commission Expires: July 25, 2029

EXHIBIT A

A tract of land in the 9th, formerly the 14th, Civil District of Davidson County, Tennessee, being Tract No. 4 on a survey of the lands of E.M. French made by John D. Kerr County Surveyor for Rutherford County, Tennessee, August 3, 1946, described according to said survey as follows:

Beginning in the center of Lewis Road at the northwest corner of the property conveyed to James W. Ursery, and wife by Deed from Edward M. French and wife, of record in Book 1635, Page 242, Register's Office for said County; thence with the center of said road north 47 ½ deg, west 140 feet to a point in the eastern boundary line of the Pasquo School lot; thence with the eastern boundary line of said school lot, northerly 80.3 feet to the northeast corner of said school lot; thence with the northern boundary line of said school, north 51 deg. west 210.3 feet; thence south 84 3/4 deg. east 660 feet to a hickory, thence north S 1/4 deg. east 99 feet to a black gum; thence south 84 3/4 deg east 1,320 feet to a stake; thence south S 1/4 deg. west 242.05 feet to a stake, the northeast corner of said Edward M, French property; thence north 89 deg. West 1,458 feet to a stake thence north 41 3/4 deg. west 37 feet to a stake; thence south 68 deg. west 146 feet to a point in the center of Lewis Road; thence north 41 3/4 deg. west 34 feet to the beginning.

Being the same property conveyed to James Thomas Tiesler and wife, Janey M. Tiesler, from Larry D. Craig, Trustee by deed of record in Instrument No. 00010966-0000686, Register's Office for Davidson County, Tennessee. Janey M. Tiesler having subsequently died on July 2, 2024, and James Thomas Tiesler having become the sole owner through rights of survivorship.

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

This property is commonly known as 0 Lewis Road, Nashville Tennessee 37221.

CERTIFICATE OF AUTHENTICITY

I, Robert J. Hazard, 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 April 17, 2026.

Affiant Signature

5/8/2026
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
May 8, 2026.

Notary Public

My Commission Expires:

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