QUITCLAIM DEED

AJ-QCD-26-337

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF April, 2026.

Notary Public

MY COMMISSION EXPIRES: 1/22/29
(AFFIX SEAL)

ADAM H. JEFFERSON NOTARY PUBLIC TENNESSEE My Comm. Exp. January 22 2029 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Jerles, Amelia Tesch Jerles, and Lucas Kirkpatrick	**New Owners**	**12814002800**
(NAME)	(NAME)	
337 Cross Timbers Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1418843 DEEDQC
05/11/2026 04:02:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260511-0042438

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MATTHEW JERLES ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

MATTHEW JERLES, AS TO A 50% INTEREST, AND AMELIA TESCH JERLES AND LUCAS KIRKPATRICK, WIFE AND HUSBAND, AS TO A 50% INTEREST ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 105. AS SHOWN ON THE MAP ENTITLED SECTION TWO, HARPETH PARK, OF RECORD IN PLAT BOOK 3700, PAGE 58, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FORA MORE COMPLETE AND ACCURATE PROPERTY DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW JERLES, BY WARRANTY DEED, FROM JESSE RAGAN AND TRACEY RAGAN, OF RECORD IN INSTRUMENT NO. 20230531-0040912, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **337 Cross Timbers Drive, Nashville, TN 37221.**

Witness our hands this the 17th day of April, 2026.

MATTHEW JERLES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 17 day of April, 2026.

Notary Public

My Commission Expires: 1-22-29

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 22 2029
COUNTY OF DAVIDSON

I, Adam H. Jefferson, 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 April 17, 2026 (date of document).

Affiant Signature

Date 4-17-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES:

CANDIS A. THORNTON
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2029