Karen Johnson Davidson County
Batch # 1422715 DEEDQC
05/20/2026 09:24:05 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260520-0045376

THIS INSTRUMENT PREPARED BY: **Kenndy Berkley, P.A.** **119 W. Iron Ave., 7th floor** **Salina, KS 67401** STATE OF KANSAS NOTARY PUBLIC COURTNEY WARD My Appointment Expires 11-17-29	STATE OF KANSAS) COUNTY OF SALINE) The actual or value, whichever is greater, for this transfer is $0.00. Affiant - Chad A. Spiller Subscribed and sworn to before me, this 7th day of February, 2026. Notary Public My Commission Expires: 11-17-29

QUIT CLAIM DEED

Address New Owner: Dixieland in Kansas, LLC 259 S. Cunningham Rd., Salina, KS 67401	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 02 3J 013.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the **Chad M. Koehn Living Trust, dated January 17, 2008** ("Grantor"), does hereby bargain, sell, release, quitclaim and convey to **Dixieland in Kansas, LLC** ("Grantee"), a Kansas limited liability company, its successors, heirs, and assigns, all right, title and interest in the following described real estate in DAVIDSON County, Tennessee, more particularly described as follows:

A certain Townhome located in Davidson County, Tennessee, being Unit No. 13 of WEST PARK VILLAGE, established pursuant to the provision of the Tennessee Horizontal Property Regime with Private Elements as the same set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing West Park Village of record in Instrument No. 20130815-0086141, as amended in Instrument No. 20160411-0034654, in the Register's office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to Chad M. Koehn, Trustee of the Chad M. Koehn Living Trust, dated January 17, 2008, by Warranty Deed from Thomas J. Delaney and Marlisa L. Senchak, husband and wife, of record in Instrument No. 20241127-0092808, in the Register's Office of Davidson County, Tennessee, dated November 15, 2024 and recorded on November 27, 2024.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST END PARK, as recorded in Plat Book 332, Page(s) 139.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED MAP OF WEST END PARK, as recorded in Plat Book 421, Page(s) 82.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130815-0086141, as amended in Instrument No. 20160411-0034654.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20130320-0027610.

This is improved property located at 200 Bums Avenue #3 Nashville 1N 37203

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature Page to Follow]

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6 day of February, 2026.

"GRANTOR"

CHAD M. KOEHN LIVING TRUST,
DATED JANUARY 17, 2008,

By: _____, TRUSTEE
Chad M. Koehn, Trustee

STATE OF KANSAS
COUNTY OF SALINE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Chad M. Koehn**, 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, and who further acknowledged that he is the trustee of the **Chad M. Koehn Living Trust**, dated January 17, 2008, and that he is authorized by the **Chad M. Koehn Living Trust**, dated January 17, 2008, to execute this instrument on behalf of the trust.

WITNESS my hand, at office, this 6 day of February, 2026.

_____
Notary Public

My Commission Expires: 05-03-2029

ROBYN L PETERS
Notary Public, State of Kansas
My Appointment Expires
05-03-2029