Karen Johnson Davidson County
Batch# 1422721 DEEDQC
05/20/2026 09:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260520-0045382

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Craig John Andreen and Kathryn Clements Andreen, Co-Trustees 3625 Richland Avenue Nashville, TN 37205	Craig John Andreen and Kathryn Clements Andreen, Co-Trustees 3625 Richland Avenue Nashville, TN 37205	104 09 0 297.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, CRAIG J. ANDREEN and KATHRYN ANDREEN (the "Grantor"), hereby quitclaim and convey to CRAIG JOHN ANDREEN and KATHRYN CLEMENTS ANDREEN, CO-TRUSTEES OF THE CKA COMMUNITY PROPERTY TRUST, their successors and assigns in trust, with full power to convey, sell, mortgage, lease or otherwise encumber the said property without the joinder or consent of any beneficiary, all of our right, title and interest in and to the property in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being Lot. No. 8 on the Final Plat of Resubdivision of Lot 6, Richland Hall, Lots 6, 7, 8, 9, 10, 11 and 12, as shown on plat of record in Instrument 20170718-0072022, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by deed of record as Instrument #20210302-0026507, Register's Office for Davidson County, Tennessee.

Being property known as 3625 Richland Avenue, Nashville, Tennessee.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 19th day of May, 2026.

CRAIG J. ANDREEN

KATHRYN ANDREEN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Craig J. Andreen and Kathryn Andreen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 19th day of May, 2026.

RUGENIA HINES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 3, 2027

Rugenia Hines
Notary Public
My Commission Expires: 5-3-2027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 19th day of May, 2026.

RUGENIA HINES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 3, 2027

Rugenia Hines
Notary Public
My Commission Expires: 5-3-2027

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 May 19, 2026 (date of document).

Affiant Signature

05/20/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of May, 2026.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

