THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

Karen Johnson Davidson County
Batch # 1436560 DEEDQC
06/22/2026 12:47:48 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260622-0056025

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL #:
VIRGINIA M. KWELLER, et al. 1182 Travelers Ridge Dr. Nashville TN 37220	SAME	14507004400

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is No Dollars ($-0-).

Virginia M. Kweller
VIRGINIA M. KWELLER

SUBSCRIBED AND SWORN to before me by VIRGINIA M. KWELLER this 19th day of June, 2026.

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2029

Notary Public
My Commission Expires: 5/8/29

FOR AND IN CONSIDERATION of One Dollar ($1.00), we, VIRGINIA KWELLER, DANIEL J. BOWERS and LAURA KWELLER-BOWERS, "Grantors," do hereby quitclaim and by these presents do transfer and convey all of Grantors' right, title and interest in a certain parcel of real estate in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference as follows:

(i) A two-thirds (2/3) undivided interest as a tenant in common to VIRGINIA M. KWELLER, TRUSTEE OF THE VIRGINIA M. KWELLER REVOCABLE TRUST dated June 19, 2026, her successors and assigns; and

(ii) A one-third (1/3) undivided interest as a tenant in common to DANIEL J. BOWERS and LAURA KWELLER-BOWERS, husband and wife, their heirs and assigns.

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

WITNESS my hand this 19th day of June, 2026.

Virginia M. Kweller
VIRGINIA M. KWELLER

DANIEL J. BOWERS

Laura Kweller
LAURA KWELLER-BOWERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared VIRGINIA M. KWELLER, DANIEL J. BOWERS and LAURA KWELLER-BOWERS, 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, this 19th day of June, 2026.

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2029

NOTARY PUBLIC
My Commission Expires: 5/8/29

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Inns of Granny White as of record in Book 6250, page 460, and as revised in Book 6900, page 125, Register's Office for Davidson County, Tennessee, and more particularly describe as follows:

Beginning at a point in the northerly margin of Harpeth Knobs Drive being the most southerly corner of Lot No. 4 on the Plan of Inns of Granny White, as of record aforesaid; thence, north 62 deg. 54' 18" East 290.20 feet to a point; thence, South 28 deg. 37' 22" East 134.11 feet to a point; thence, South 56 deg. 51' 14" East 286.93 feet to a point in the northerly margin of Harpeth Knobs Drive; thence, along said margin North 33 deg. 8' 46" West 121.32 feet to a concrete monument; thence , along said margin North 21 deg. 25' 5" West 43.88 feet to the point of beginning. Containing 1.00 acres, more or less.

Being the same property conveyed to Stanley A. Kweller and Virginia M. Kweller, husband and wife, and Daniel J. Bowers and Laura Kweller-Bowers, husband and wife, by deed of record in instrument #20250609-0044879, R.O.D.C. Stanley A. Kweller predeceased Virginia M. Kweller and his interest vested in her.

The property address is 1182 Travelers Ridge Dr., Nashville, TN 37220.