Karen Johnson Davidson County
Batch# 1438445 DEEDQC
06/26/2026 09:33:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260626-0057820

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (AJS)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:
Jon H. Kaas, Trustee
Jon Kaas and Barbara Martin
Community Property Trust
2715 Oakland Avenue
Nashville, TN 37212

Send Tax Bills To:
same

Map/Parcel Number:
117 04 0 161.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Jon H. Kaas and spouse, Barbara Martin (the "Grantors"), do hereby quitclaim, transfer and convey all his right, title and interest in and to the following described property to Jon H. Kaas, and his successors in trust, as Trustee of the Jon Kaas and Barbara Martin Community Property Trust dated June 9, 2026, a Tennessee Community Property Trust (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 132 and the southerly 26 feet of Lot No. 133 on the Map of Belmont Terrace as of record in Book 421, Page 101, Register's Office. Said Lot No. 132 is described as follows:

BEGINNING on the westerly margin of Oakland Avenue at the corner of Lots No. 132 and 133 running westerly with the line between said two lots 161.5 feet to the easterly margin of said alley southerly 44 feet to the northerly margin of Wildwood Avenue; thence with a northerly margin of said Avenue easterly 151.7 feet to the beginning of a curve, thence around said curve 15.5 feet to the end of said curve on the westerly margin of Oakland Avenue, thence northerly with the westerly margin of said Oakland Avenue 34.2 feet to the beginning. Said southerly 26 feet of Lot 133 fronts 26 feet on the westerly margin of Oakland Avenue and runs back between parallel lines 161.5 feet to an alley and adjoins Lot No. 132.

Being the same property conveyed to Jon H. Kaas and spouse, Barbara Martin, by Warranty Deed dated October 8, 1997, from Carl H. Groth, III and spouse, Ann Groth, of record in Book 10686, page 461 in the Register's Office for Davidson County, Tennessee.

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

This is improved property known as 2715 Oakland Avenue, Nashville, TN 37212.

This Property is being transferred expressly subject to all limitations, restrictions, encumbrances, and other matters of public record that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Jon Kaas and Barbara Martin Community Property Trust dated June 9, 2026, a Tennessee Community Property Trust, as community property, pursuant to T.C.A §35-17-105(a).

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 9th day of June, 2026.

Jon H. Kaas, Grantor

Barbara Martin, Grantor, by and through her attorney-in-fact, Lisa Kaas Boyle, acting under that certain Durable Power of Attorney dated December 19, 2017

Barbara Martin, Grantor, by and through her attorney-in-fact, Jon H. Kaas, acting under that certain Durable Power of Attorney dated December 19, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Jon H. Kaas, Grantor, the within named bargainor and attorney-in-fact for Barbara Martin, pursuant to that that certain Durable Power of Attorney dated December 19, 2017, 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 seal at office in Nashville, Tennessee, this 9th day of June, 2026.

Notary Public

My Commission Expires: 9-3-2029

ANDREA J. SINCLAIR
TENNESSEE NOTARY PUBLIC
My Comm. Expires Sept 03, 2029
COUNTY OF DAVIDSON

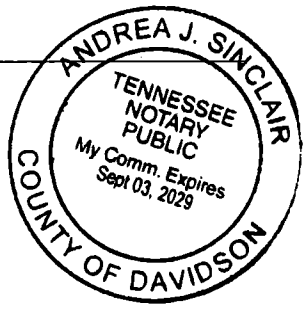
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Lisa Kaas Boyle, attorney-in-fact for Barbara Martin, pursuant to that that certain Durable Power of Attorney dated December 19, 2017, 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 seal at office in Nashville, Tennessee, this 9th day of June, 2026.

Andrea J Sinclair
Notary Public

My Commission Expires: 9-3-2029



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

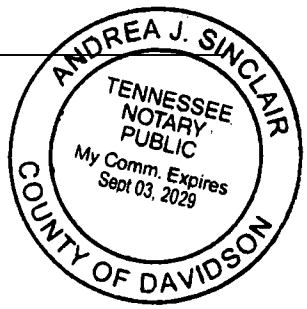
This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Jon H Kaas
Jon H. Kaas, Affiant

Subscribed and sworn to before me this 9th day of June, 2026.

Andrea J Sinclair
Notary Public

My Commission Expires: 9-3-2029



CERTIFICATE OF AUTHENTICITY

I, Andrea J. Sinclair, 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 6/9/2026.

Andrea J. Sinclair
Andrea J. Sinclair

June 25, 2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 25 day of June, 2026.

Erica L. Martin
Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE
NOTARY
PUBLIC
My Comm. Expires
May 08, 2029
COUNTY OF DAVIDSON