Karen Johnson Davidson County
Batch # 1443921 DEEDWARR
07/10/2026 10:57:50 AM 3 pgs
Fees: $18.00 Taxes: $7,030.00
20260710-0062451

39-B
File #26-1215

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE INSURNACE AND NO LIABILITY IS ASSUMED FOR ANY STATUS IN TITLE.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brett Kirchhofer and April Kirchhofer, Trustees of the Kirchhofer Family Community Property Trust dated February 2, 2022, and any amendments thereto,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **The Jamie A. Kirchhofer Declaration of Trust, dated June 23, 2005, and any amendments,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 4143 of Homes at 4141 and 4143 Outer Drive, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 4141 and 4143 Outer Drive, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20200706-0072189, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 4141 and 4143 Outer Drive, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20200706-0072189, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Brett Kirchhoter and April Kirchhofer, husband and wife by Warranty Deed from Keith Schumacher, married of record in Instrument No. 20210816-0110373 Register's Office for Davidson County, Tennessee, dated August 12, 2021 and recorded on August 16, 2021.

Being the same property conveyed to Brett Kirchhofer and April Kirchhofer, Trustees of The Kirchhofer Family Community Property Trust dated February 2, 2022, and any amendments thereto by Quitclaim Deed from Brett Kirchhofer and April Kirchhofer, husband and wife of record in Instrument No. 20220216-0018026 Register's Office for Davidson County, Tennessee, dated February 02, 2022 and recorded on February 16, 2022.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4143 Outer Drive, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 8th day of July, 2026.

Kirchhofer Family Community Property Trust dated February 2, 2022

Brett Kirchhofer, Trustee
BY: Brett Kirchhofer, Trustee

BY: April Kirchhofer, Trustee

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Brett Kirchhofer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Trustee of the Kirchhofer Family Community Property Trust dated February 2, 2022, and that he is authorized to execute this instrument, and that he has executed this instrument on behalf of Kirchhofer Family Community Property Trust dated February 2, 2022, as Trustee.

Witness my hand and official seal on this 8th day of July, 2026.

Notary Public

My Commission expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, April Kirchhofer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Trustee of the Kirchhofer Family Community Property Trust dated February 2, 2022, and that she is authorized to execute this instrument, and that she has executed this instrument on behalf of Kirchhofer Family Community Property Trust dated February 2, 2022, as Trustee.

Witness my hand and official seal on this 8th day of July, 2026.

Notary Public

My Commission expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,900,000.00.**

Affiant

Sworn and subscribed before me on this the 8th day of July, 2026.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
The Jamie A. Kirchhofer Declaration of Trust 4143 Outer Drive Nashville, TN 37204	Owner	132-01-3B-002.00