Karen Johnson
Batch # 1445274
07/13/2026 10:16:07 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260713-0062775

This Instrument was prepared by:
Nashville Law Offices, PLLC
500 Church Street, Suite 210
Nashville, TN 37219
(615) 259-2660

# QUITCLAIM DEED TO REVOCABLE TRUST

FROM: EVAN A. KINZER AND WIFE, LENA M. KINZER

TO: EVANS ADOLPHUS KINZER AND LENA KINZER REVOCABLE TRUST

| **Address New Owner:** | **Send Tax Bills To:** | **Map-Parcel No.:** |
|---|---|---|
| 2406 18th Ave. N.<br>Nashville, TN 37208 | 2406 18th Ave N.<br>Nashville, TN 37208 | 081 03 0 312.00 |

**Quitclaim Deed**

This Quitclaim Deed is made and entered into effective as of July Month, 16 Day, 2026, by and between:

**Grantor: Evan A. Kinzer and Wife, Lena M. Kinzer**, whose mailing address is 2406 18th Ave N., Nashville, TN 37208; and

**Grantee: Beverly Kinzer**, Trustee of the **Evans Adolphus Kinzer and Lena Kinzer Revocable Trust**, dated **April 19, 2026**, and any amendments thereto, whose mailing address is 2406 18th Ave. N., Nashville, TN 37208.

For and in consideration of **Ten Dollars ($10.00) and other good and valuable consideration**, the receipt and sufficiency of which are acknowledged, Grantor does hereby remise, release and quitclaim unto Grantee, as Trustee of the above-referenced revocable trust, all right, title, interest, claim and demand that Grantor has, if any, in and to the real property located in Davidson County, Tennessee and more particularly described as follows:

**Legal Description**

LAND in Davidson County, Tennessee, being Lot No. 16 on the plan of Riverview Gardens of record in Plan Book 3600, Page 46, register's Office for said County.

SAID Lot No. 16 fronts 58.2 feet on the easterly margin of 18th Avenue North and extends back 161 feet on the northerly line and 132.9 feet on the southerly line to a deal line in the rear, measuring 47.5 feet thereon.

BEING the same property conveyed to Evan Adolphus Kinzer by deed from Warren G. Johnson and wife, Carrie T. Johnson. Trustee, of record in Book 4789, page 453, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all restrictions, easements, or other encumbrances which are matters of public record.

**Tennessee Recordation Tax Statement**

This conveyance is intended as a transfer by the transferor of real estate to a revocable living trust created by the same transferor or by the transferor's spouse and is claimed exempt from Tennessee transfer tax under Tenn. Code Ann. § 67-4-409(a)(1)(E). No oath of value is required for a transaction exempt from tax under Tenn. Code Ann. § 67-4-409(a)(1)(E).

If the county register requires an alternative or additional oath, affidavit, or exemption statement, the parties shall provide the required county-specific form or statement at recording.

**Signatures**

**Grantor**

Evans Adolphus Kinzer
2406 18th Ave. N.
Nashville, TN 37208

Evans Adolphus Kinzer

**State of Tennessee**
**County of Davidson**

Personally appeared before me, the undersigned Notary Public, in and for the aforesaid County and State, Evans Adolphus Kinzer, with whom I am personally acquainted of whose identity was proven to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this 5 day of July, 20 26.

NOTARY PUBLIC

LYNN R. BUTLER-BAILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2029

**Grantor**

Lena M. Kinzer
2406 18th Ave. N.
Nashville, TN 37208

Lena M. Kinzer

LYNN R. BUTLER-BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2029

**State of Tennessee**
**County of Davidson**

Personally appeared before me, the undersigned Notary Public, in and for the aforesaid County and State, Lena M. Kinzer, with whom I am personally acquainted of whose identity was proven to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness me hand and official seal at Davidson, Tennessee, this the 5 day of July, 2026.

NOTARY PUBLIC
My Commission Expires: 7-2-2029

**DISCLAIMER**

**THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER. THERE HAS BEEN NO TITLE SEARCH OR EXAMINATION TO DETERMINE OWNERSHIP OF STATUS OF TITLE, AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.**