Karen Johnson
Batch # 1447936
07/16/2026 10:55:50 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260716-0064402

TRUSTEE'S QUITCLAIM DEED

This instrument prepared by:

Jacob Fordham, #026897
(615) 388-3448
jlfordhamlaw@gmail.com

Zale Dowlen, #026816
(615) 497-0763
zale@dowlenlaw.com

PO Box 335
Goodlettsville, Tennessee 37070

ADDRESS NEW OWNER:
THE KATHE BRAY LIVING TRUST dated the July, 7th of 2026.
Kathe K. Bray, Trustee
451 Janette Avenue
Goodlettsville, Tennessee, 37072

SEND TAX BILL TO:
Same

MAP/PARCEL:
033 16 0 037.00

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Kathe K. Bray (aka Kathe K. Bray) as a single adult, in connection with the administration of her revocable living trust, pursuant Tenn. Code Ann. § 35-15-114, now convey, release and forever quitclaim from him/herself as a single individual to him/herself as trustee of THE KATHE BRAY LIVING TRUST dated the July of 7th , 2026 all her right, title and interest in and to a certain tract of land as described as follows:

LAND in Davidson County, Tennessee, being Lot No. 76 on the plan of Gateway, Section 1, of record in Book 3300, Pages 39 and 40, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 76 fronts 73.55 feet on the southerly margin of Janette Avenue and extends back 174.17 feet, more or less, on the westerly line and 167.0 feet, more or less, on the easterly line to Dry Creek in the rear, measuring 95.0 feet, more or less, thereon.

BEING the same property conveyed to Donald L. Bartlett and wife, Sarah N. Bartlett, by Warranty Deed from 1.0. Baker and wife, Nannie Baker, dated February S, 1971 and recorded February 12, 1971 in Book 4479, Page 347, Register's Office for Davidson County, Tennessee. Donald L. Bartlett died April 27, 2014 vesting property solely in Sarah N. Bartlett.

Being the same property conveyed to KATHE K. BRAY, A SINGLE WOMAN, by Warranty Deed from SARAH N. BARTLETT, UNMARRIED, of record in Instrument # 20140923-0087062, Register's Office for Davidson County, Tennessee, dated September 16th, 2014 and recorded on September 23rd, 2014.

The property is commonly known as 451 Janette Avenue, Goodlettsville, Tennessee, 37072.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record and encumbrances as may affect the premises.

The sole purpose of this document is to transfer title from individual ownership to titled ownership by Revocable Trust. The trust is an "affiliated entity" and not a separate entity.

Pursuant to Tenn. Code. Ann. § 67-4-409, this is a non-taxable transfer.

I, Kathe K. Bray, the above listed grantor conveys my interest in the real property to THE KATHE BRAY LIVING TRUST dated July, 7th , 2026. Furthermore, as Settlor of this trust, I retain control, the right to occupancy, as well as a beneficial interest in the real property.

Signed this July of 7th , 2026.

Kathe K. Bray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Kathe K. Bray with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, this July of 7th , 2026.

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires:

DEC 19 2028

AFFIDAVIT

I, Kathe K. Bray, do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed.

Signed this July of 7th , 2026.

Kathe K. Bray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Kathe K. Bray with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, this July of 7th , 2026.

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires:

DEC 19 2028

ATTESTATION as per *Tenn. Code. Ann. § 66-22-101*

The foregoing affidavit was signed, sealed, published, signified and declared by Kathe K. Bray. This occurred in our presence. We were all present at the same time, and in by Kathe K. Bray's presence. We are signing at by Kathe K. Bray's request, and in the presence of each other, have hereunto subscribed our names as witnesses, the day and year first above written. Each of us was acquainted with Kathe K. Bray when the document was executed.

Ashley R. Bright, BSW, MPS
150 Tyree Hollow Lane
Hendersonville, Tennessee 37075
(615) 585-2608

Theresa J. Law, LPN
1260 Rapids Road
Portland, Tennessee 37148
(615) 478-8673

This instrument was prepared based on information furnished by the transferor. No independent title search has been made. This does not warrant title.