This Instrument Prepared by:
Clements & Eubanks, PC
2494 N. Mount Juliet Rd., Ste. 200
Mount Juliet, TN 37122

From information furnished by the parties

Karen Johnson
Batch # 1452593
07/30/2026 08:03:32 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260730-0069918

The actual consideration or value
Whichever is greater for this
Transfer is NO MONETARY
CONSIDERATION

Affiant

STATE OF TENNESSEE)
COUNTY OF WILSON)

Sworn to and subscribed before me
this 27th day of July, 2026.

BRYSON NICHOLAS EUBANKS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/28/2028
WILSON COUNTY

Bryson Eubanks, **NOTARY PUBLIC**
My Commission Expires: 10/28/2028

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND BRYSON EUBANKS, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

ADDRESS OR NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
Wendell Alan Klingler and Laura Ann Shelton, Trustees of the Klingler Family Trust, dated July 27, 2026 188 Lake Chateau Drive Hermitage, TN 37076	Wendell Alan Klingler and Laura Ann Shelton, Trustees of the Klingler Family Trust, dated July 27, 2026 188 Lake Chateau Drive Hermitage, TN 37076	097 08 0A 064.00

FOR NO MONETARY CONSIDERATION, I, **Gregory D. Klingler,** by these presents do hereby quitclaim and convey all my right, title, and interest in and to the following tract or parcel of land unto **Wendell Alan Klingler and Laura Ann Shelton, Trustees of the Klingler Family Trust, dated July 27, 2026,** situated, and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Being Unit No. 4 of Building L in the Horizontal Property Regime of Lake Chateau (Section 1) as shown on the Plat of same of record in Book 4675, Page 41 through 44, Register's Office

for Davidson County, Tennessee, together with the carport and storage area attached to said unit, to which said plat is made a part hereof and incorporated herein by reference.

BEING the same property conveyed to **Gregory D. Klingler**, by **Gary L. Nelson and wife, Robbie Nelson,** by Warranty Deed of record in Instrument No. 20030807-0112430, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters and things recorded on said subdivision plat and to Homeowner's Association By-Laws of record in plat Book 6250, Page 607-610, amended in Book 7025, Pages 380-383, of said Register's Office, subject to the Amended and Restated Master Deed, Declaration of Covenants, Conditions and Restrictions, and By-Laws of record in Book 6639, Page 468 said Register's Office.

This is improved property more commonly known as 188 Lake Chateau Drive, Hermitage, TN 37076.

Witness by my hand this 27th day of July, 2026

Gregory D. Klingler

STATE OF TENNESSEE)
COUNTY OF WILSON)

On the 27th day of July, 2026, personally appeared before me, Gregory D. Klingler, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the persons who executed the foregoing instrument and who acknowledged that he executed the same by his own free act and deed.

Witness by my hand and official seal

Bryson Eubanks, **NOTARY PUBLIC**
My Commission Expires: 10/28/2028

