Karen Johnson Davidson County
Batch# 1453255 DEEDQC
08/03/2026 12:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260803-0071195

This Instrument Prepared by:
ADAM J. BERK, ESQ.
ELDER LAW OF NASHVILLE PLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

From information furnished by the parties.

The actual consideration or value whichever is greater for this transfer is NO MONETARY CONSIDERATION.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me
This 22nd day of July, 2026.

Kim Krantz, *Affiant*

Stephanie L. Whittin, **NOTARY PUBLIC**
My Commission Expires: May 3, 2027

STEPHANIE L WHITTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 03, 2027

QUITCLAIM DEED

[Exempt from Taxation Pursuant to Tennessee Code Annotated Section 67-4-409(3)(A)(ii)]

ADDRESS OF NEW OWNER:
Stader Family Tennessee Community Property Trust
Robert Edward Stader, Jr. &
Jixia Stader, *Trustees*
605 Williamsburg Dr.
Franklin, TN 37069

SEND TAX BILLS TO:
Stader Family Tennessee Community Property Trust
Robert Edward Stader, Jr. &
Jixia Stader, *Trustees*
605 Williamsburg Dr.
Franklin, TN 37069

MAP & PARCEL NO.
072-05-0L-119.00-CO

FOR NO MONETARY CONSIDERATION, we, **Robert Edward Stader, Jr. and Jixia Stader, husband and wife** (hereinafter referred to as "Grantors"), by these presents do hereby quitclaim and convey unto **Robert Edward Stader, Jr. and Jixia Stader, Trustees of the Stader Family Tennessee Community Property Trust, dated July 22, 2026,** (hereinafter referred to as "Grantee"), all of our right, title and interest in and to the following described tract of land:

A certain condominium located in Davidson County, Tennessee, being Unit No. 119 of 1041 Flats, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing 1041 Flats, a condominium of record in Instrument Number 20200417-0040597, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions for 1041 Flats, a Condominium filed in Instrument Number 20200710-0075270, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land

embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit D to said Master Deed.

Being a portion of the same property conveyed to Robert E. Stader, Jr., and Jixia Stader, husband and wife from 1041 East Trinity LP, LLC, a Tennessee Limited Liability Company by Special Warranty Deed of record in Instrument No, 20200817-0092218.

Further, this conveyance is subject to all restrictions, easements, and planning documents of record.

And further, the address of the herein described property is believed to be 1041 East Trinity Lane, #119, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This improved property is known as **1041 East Trinity Lane, #119, Nashville, TN 37216.**

Witness my hand this 22nd day of July, 2026.

Robert Edward Stader, Jr., *Grantor*

Jixia Stader, *Grantor*

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert Edward Stader, Jr.** and **Jixia Stader,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22nd day of July, 2026.

STEPHANIE L WHITTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

Stephanie L. Whittin, **NOTARY PUBLIC**
My Commission Expires: May 3, 2027

Tennessee Certification of Electronic Document

I, Adam J. Berk, do hereby make oath that I am a licensed attorney and 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 the 22nd day of July, 2026.

Adam J. Berk, *Affiant*

7/22/2026
Date

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 22nd day of July, 2026.

STEPHANIE L. WHITTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 3, 2027
[SEAL]

NOTARY PUBLIC
My Commission Expires: May 3, 2027