Karen Johnson Davidson County
Batch# 1453255 DEEDQC
08/03/2026 12:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260803-0071196

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.

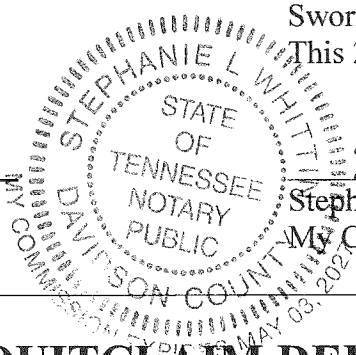
The actual consideration or value whichever is greater for this transfer is NO MONETARY CONSIDERATION.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Kim Krantz

Kim Krantz, *Affiant*



Stephanie L. Whittin, **NOTARY PUBLIC**
My Commission Expires: May 3, 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.
138-06-078.00

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:

Land in Davidson County, Tennessee, being Lot NO. 91 on the plan of Murrayheights of record in Plat Book 2663, Page 37, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Stader and wife, Jixia Stader, from Marilyn Massengale and Linda K. Massengale by Warranty Deed of record in Instrument No. 20050201-0011652.

Restrictions, Easements, and all matters of record on subdivision plat recorded restriction in Book 2706, Page 329; plat of record in Book 2663, Page 37, for said County.

This improved property is known as **3809 Syfert Lane, Nashville, TN 37211.**

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 bargainors, 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