Karen Johnson Davidson County
Batch# 1457681 DEEDQC
08/10/2026 04:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260810-0073680

This instrument prepared by:
Smith.Sholar.Milliken.Matthews.PLLC
1164 Nashville Pike
Gallatin, TN 37066
G26-26233

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) **Kimbery Lynn Sadler**	(NAME) Same as new owner	108-08-0B-009.00 CO
(STREET ADDRESS) 1112 Quail Ct., W		
(CITY) (STATE) (ZIP) Nashville, TN 37214	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Katherine Lee Stewart**, a married woman, Grantor, does hereby quitclaim and convey unto **Kimberly Lynn Sadler, a single woman**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

A certain condominium apartment in Davidson County, Tennessee described as follows: Unit No. 9, Lot No. 11, in a Horizontal Property Regime, as shown on the condominium site plan, Section 2, Phase II, Quail Valley, as of record in Plat Book 5200, Page 395, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act and the By-Laws for the administration thereof, all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments, and undertakings, etc, contained in Master Deed of record in Book 5857, Page 371; re-recorded in Book 5857, Page 502; re-re-recorded in Book 5869, Page 814, as amended in Book 5884, Page 534, said Register's Office, and any other amendments thereto.

BEING the same property conveyed to Terry B. Sadler et ux Linda Lee Sadler, as tenants by the entirety, by Warranty Deed from TennReal, Inc., dated September 23, 1982 and recorded September 28, 1982 in Book 5942, Page 659, Register's Office for Davidson County, Tennessee. The said Linda Lee Sadler having since died in 2004 vesting the property in Terry B. Sadler as the surviving tenant by the entirety. Terry B. Sadler having since married Iris Mikelene Matthews Sadler. Terry B. Sadler, also known as Terry Bryan Sadler having since died, September 2, 2025 vesting the property in Iris Mikelene Matthews Sadler, Katherine Lee Stewart, and Kimberly Lynn Sadler as his sole Heirs at Law. See Affidavit of Heirship of record in Instrument No. 20260320-0022209, in the Register's Office for Davidson County, Tennessee. Terry B. Sadler also left a will, which was un-probated, attached as Exhibit "A" to said Affidavit of Heirship devising the property to Katherine Lee Stewart and Kimberly Lynn Sadler.

FURTHER BEING the same property conveyed to Katherine Lee Stewart and Kimberly Lynn Sadler, as tenants in common, by Quitclaim Deed from Iris Mikelene Matthews Sadler, dated March 18, 2026 and recorded March 20, 2026 in Instrument No. 20260320-0022210, Register's Office for Davidson County, Tennessee.

The property address is 1112 Quail Ct W, Nashville, TN 37214.

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

This is not the marital residence of the Grantor.

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 31st day of July, 2026.

Affiant

My commission expires: 5/21/29
(Affix Seal)

Notary Public

PRESTON D MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Witness my hand and official seal this 31st day of July, 2026.

Katherine Lee Stewart

STATE OF TENNESSEE
COUNTY OF Sumner

On this 31st day of July, 2026, before me personally appeared Katherine Lee Stewart, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 31st day of July, 2026.

Notary Public

5/21/29
My Commission Expires:

PRESTON D MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, do hereby make oath that I am a licensed attorney and/or 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 07/31/2026 (date of document).

Affiant Signature

07/31/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 31st day of July, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29