Karen Johnson Davidson County
Batch # 1465531 DEEDQC
09/01/2026 10:47:31 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260901-0080562

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

Karla J. DesPrez, AFFIANT

Subscribed and sworn to before me, this 26 day of August 2026.

NOTARY PUBLIC

My Commission Expires: 9-3-2029

SHELLEY ANNE MASON NOTARY PUBLIC TENNESSEE My Comm Exp. 09/03/2029 COUNTY OF DAVIDSON

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Karla J. DesPrez, Trustee 825 Kirkwood Avenue, Unit 1 Nashville, Tennessee 37204	New Owner	Map and Parcel Nos.: Unit 1: 118-02-3J-001.00 Unit 2: 118-02-3J-002.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, **Karla J. DesPrez, Trustee of the DesPrez Joint Revocable Trust, dated March 7, 2023**, (hereinafter the "Grantor") do hereby quitclaim, transfer and convey unto **Karla J. DesPrez, Trustee of the DesPrez Family Trust, dated October 28, 2024**, its successors and assigns, all of the Trust's right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 825 Kirkwood Avenue, Units 1 & 2, Nashville, Tennessee 37204, and more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly 91.5 feet of the northerly one-half of Lot No. 33 on the Map showing the subdivision of part of the Vaulx Land, made July 1, 1921, by Earl Drake, County Surveyor, described as follows:

Beginning on the southerly margin of Kirkwood Avenue at the northwest corner of the property conveyed to Ira T. Adams and wife, by deed from Josephine D. Pitts, as of record in Book 3069, page 267, Register's Office for Davidson County, Tennessee; thence with the said Adams' westerly line southerly 242 feet to a point; thence westerly 91.5 feet to a point; thence northerly 242 feet to the southerly margin of Kirkwood Avenue; thence with the southerly margin of Kirkwood Avenue easterly 91.5 feet to the beginning.

Being the same property conveyed to Edward M. DesPrez and Karla J. DesPrez, Co-Trustees of the DesPrez Joint Revocable Trust, created March 7, 2023, from Edward M. DesPrez and Karla DesPrez, husband and wife, by Quitclaim Deed recorded in the Register's Office of said county and state as Instrument No. 20230526-0039716.

The said Edward M. DesPrez having since died, leaving Karla J. DesPrez as the sole Trustee of the DesPrez Joint Revocable Trust.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 26 day of August 2026.

Karla J. DesPrez

Karla J. DesPrez, Trustee of the
DesPrez Joint Revocable Trust, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Karla J. DesPrez, Trustee of the DesPrez Joint Revocable Trust,** the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26 day of August 2026.

Shelley Mason
Notary Public

My Commission Expires: 9-3-2029

SHELLEY ANNE MASON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/03/2029
COUNTY OF DAVIDSON