Karen Johnson Davidson County
Batch # 1465560 DEEDQC
09/01/2026 11:18:56 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260901-0080599

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of ONE DOLLAR ($1.00), cash in hand paid the receipt of which is hereby acknowledged, the undersigned, KEVIN KOCH, has this day bargained, sold, quitclaimed and conveyed and by these presents does hereby bargain, sell, quitclaim and convey unto KEVIN T. KOCH, TRUSTEE OF THE REVOCABLE TRUST OF KEVIN T. KOCH U/A/D FEBRUARY 2, 2026, and unto its heirs and assigns, all of his/her interest in and to the following described real estate, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1211 of Block No. 178 on the Plan of No. 1 Plan of West Nashville of record in Plat Book 57, Page(s) 74 and 75, in Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 1211 fronts 25 feet on the Northerly side of Illinois Avenue and runs back between Parallel lines 150 feet to an alley.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NO. 1 PLAN OF WEST NASHVILLE, as recorded in Plat Book 57, Pages 74 and 75.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20170403-0032026 and Instrument No. 20170403-0032027.
No coverage is provided as to the amount of acreage or square footage of the land.
This is improved property located at 5306 Illinois Avenue Nashville, TN 37209

BEING the same property conveyed to Kevin Koch, a single man by Warranty Deed of Kathryn Flinn, an unmarried woman, dated April 22, 2026, and of record as Instrument No. 20260423-0033766, in the Register's Office for Davidson County, Tennessee.

This instrument prepared by: Foust & Foust, PLLC, 4641 Chambliss Avenue, Knoxville, Tennessee 37919

Any examination of title, title search or title insurance policy will be evidenced by a separate document, certificate or policy. By this instrument preparer makes no representations as to title or survey. Failure to promptly record this instrument may seriously impair your rights.

THIS CONVEYANCE is made subject to applicable restrictions, building setback lines, existing easements, and all conditions of record.

THE ABOVE DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD; NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.

IN WITNESS WHEREOF, the undersigned have caused his/her hands to be set on this 18th day of August 2026.

KEVIN KOCH

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for the state and county aforesaid, Kevin Koch, with whom I am personally acquainted, and who acknowledged he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in said county this 18th day of August, 2026.

Bobbi Snell
NOTARY PUBLIC

BOBBI SNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 1/22/30

KEVIN T. KOCH, TRUSTEE OF THE REVOCABLE TRUST OF KEVIN T. KOCH U/A/D FEBRUARY 2, 2026
2 Upland Woods Cir, Unit 408 Norwood, MA 02062
NAME AND ADDRESS OF PROPERTY OWNER(S)

(SAME)
NAME AND ADDRESS OF PERSON(S) RESPONSIBLE FOR PAYMENT OF TAXES

Parcel 091 11 0 461.00
TAX PARCEL IDENTIFICATION NO.

This instrument prepared by: Foust & Foust, PLLC, 4641 Chambliss Avenue, Knoxville, Tennessee 37919

Any examination of title, title search or title insurance policy will be evidenced by a separate document, certificate or policy. By this instrument preparer makes no representations as to title or survey. Failure to promptly record this instrument may seriously impair your rights.

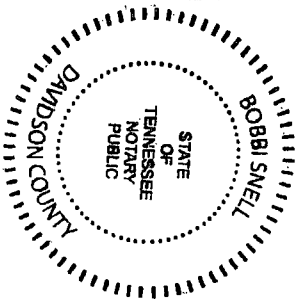
I hereby swear or affirm that the actual or true value of this transfer, whichever is greater is $0.

Affiant

Subscribed and sworn to before me this 18th day of August, 2026.

NOTARY PUBLIC

My commission expires: 1/22/30



This instrument prepared by: Foust & Foust, PLLC, 4641 Chambliss Avenue, Knoxville, Tennessee 37919

Any examination of title, title search or title insurance policy will be evidenced by a separate document, certificate or policy. By this instrument preparer makes no representations as to title or survey. Failure to promptly record this instrument may seriously impair your rights.