Karen Johnson Davidson County
Batch# 1466098 DEEDQC
09/01/2026 01:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260901-0080745

Prepared By
Name: Estate House Law, PLLC
Address: 1831 12th Ave S. #399
Nashville
State: TN Zip Code: 37203

After Recording, Mail Document To
Owner/Responsible Taxpayer

Name: Robert and Christine Bontrager
Address: 5226 Kincannon Dr.
Nashville
State: TN Zip Code: 37220

Map Parcel ID #: 160 04 0 099.00

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE
Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars ($ 10.00) in hand paid to a Robert C. Bontrager and Christine G. Bontrager, a married couple (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Robert C. Bontrager and Christine G. Bontrager, Trustees of the Bontrager Family Trust dated August 19, 2026, and any amendments thereto (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Legal Description Insert:

SEE EXHIBIT A

Being same property conveyed in Instrument 00011290-0000643

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of the Resubdivision of Lots 8, 9 and 10 of Brentview Hills, as of record in Book 3500, page 122, Register's Office for said County, and described as follows:

Beginning at a point in the west margin of Kincannon Drive, at the common corner of Lots 8 and 9; thence with said Kincannon Drive; southerly 152.90 feet to a point at tne beginning of a curve; thence around said curve, southwesterly 38.93 feet to a point in the north margin of Ritchie Drive; thence with the margin of the same, west 15.88 feet to a point; and continuing with said margin of Ritchie Drive, 135.3 feet to a point at the southwest corner of Lot 8; thence along the rear line of said Lot 8, northerly 112.60 feet to a point; thence northwesterly 64.9 feet to a corner of Lots 8 and 9; thence easterly along the line between said lots, 190.85 feet to the point of beginning.

Being the same property conveyed to Dennis C. Patterson and wife, Harriett H. Patterson by deed from Peter C. Witt and wife, Barbara S. Witt of record in Book 4347, page 257, Register's Office for Williamson County, Tennessee.

This conveyance is subject to the following: All matters appearing on the Plan of record in Plat Book 3500, page 122; restrictions of record in Book 3345, page 205; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5226 Kincannon Drive, Nashville, Tennessee 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Being same property conveyed in Instrument 00011290-0000643

The legal description contained herein was taken from the prior deed of record referenced above, and no new survey was performed in connection with this conveyance. Grantor makes no warranty, express or implied, as to the title, condition, or any matter whatsoever concerning the property conveyed, and Grantee accepts this conveyance subject to all defects, encumbrances, and matters of record, if any.

Grantor's Signature

Grantor's Signature

Robert C Bontrager
Grantor's Name

Christine G. Bontrager
Grantor's Name

STATE OF Tennessee

COUNTY OF Davidson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert C. Bontrager Christine G. Bontrager whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily on the day the same bears date.

Given under my hand this 19th day of August, 2026

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Notary Public

My Commission Expires: 11/8/27

I/We hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $10.00.

Affiant

Affiant

STATE OF Tennessee

COUNTY OF Davidson)

Subscribed and sworn to before me this 19th day of August, 2026.

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Notary Public
My Commission Expires: 11/8/27

Tennessee Certification of Electronic Document

I, Katherine Stanton, 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 8/19/24 (date of document).

Affiant Signature

8/26/24
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 26 day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-9-27

NOTARY'S SEAL

