This instrument was prepared by:
Law Office of Matthew D. Faulk
PO Box 681804
Franklin, TN 37068

No oath of value required pursuant to Tenn. Code Ann. §67-4-409(a)(1)(C)(vi)

Karen Johnson Davidson County
Batch # 1475463 DEEDQC
09/21/2026 11:45:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260921-0087502

This Instrument was prepared by information furnished by the parties with no title examination being made and no warranties as to the status of title provided, and the parties hereto hold the Law Office of Matthew D. Faulk, its members, employees, attorneys, and assigns harmless from any and all liability in connection herewith.

New Owner:	**Send Tax Bill To:**	**Map/Parcel:**
Matthew Kollar, Trustee Rebekah Kollar, Trustee Kollar Revocable Living Trust, dated September 10, 2026 3054 Lakeshore Drive Old Hickory, TN 37138	SAME	054-9-051.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **Matthew Kollar and Rebekah Kollar, husband and wife**, as tenants by the entirety, for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, quitclaim unto **Matthew Kollar and Rebekah Kollar, Trustees, or their successors in interest of the Kollar Revocable Living Trust, dated September 10, 2026, and any amendments thereto,** all of our right, title and interest in and to the following described parcel of land in Davidson County, Tennessee:

> Being Lot No. 1 on the Plan of the resubdivision of Lots 1 and 2 Life and Casualty Insurance Company's subdivision of the Dabbs and Elliot property, as of record in Plat Book 5800, page 162, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.
>
> Being the same property conveyed to Matthew Kollar and Rebekah Kollar, husband and wife, by Warranty Deed of record from Edward W. Fordyce, III and Susan E. Fordyce, husband and wife, in Instrument No. 20210924-0128869, Register's Office for Davidson County, Tennessee.
>
> Subject to such limitations, restrictions and encumbrances as may affect the premises.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as: 3054 Lakeshore Drive, Old Hickory, TN 37138.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenancy by the entirety, despite its conveyance to our revocable trust.

This conveyance is made as a transfer by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferer, or as a transfer by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse.

WITNESS our hands this 10th day of September, 2026.

Matthew Kollar

Rebekah Kollar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me personally appeared Matthew Kollar and Rebekah Kollar, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as their free act and deed.

Witness my hand, at office, this 10th day of September, 2026.

Matthew Faulk, Notary Public
My Commission Expires: January 30, 2029

