Karen Johnson
Batch # 1480489
10/05/2026 08:52:59 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20261005-0091269

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-07-2029

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 29th day of September 2026.

Notary public

My commission Expires: October 7, 2029

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Keith Koch 6145 S. Mount Juliet Road Hermitage, Tennessee 37076	Keith Koch 6145 S. Mount Juliet Road Hermitage, Tennessee 37076	053-08-097

FOR AND IN CONSIDERATION of Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Chan Ly does hereby quitclaim, transfer and convey unto Keith Koch, an unmarried man, all of her right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described to-wit:

Being Lot No. 4, of Block 9, on the Map of Dabbs and Elliot Subdivision No. 1, as shown on plat of record in Plat Book 547, page 97, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Chan Ly, unmarried, and Keith Koch, married, from Ed Dilts and wife, Christine Dilts by Warranty Deed, dated January 31, 2006, and recorded on February 2, 2006, as Document No. 20060202-0012934, Register's Office for Davidson County, Tennessee.

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

Property Address: 206 26th Avenue, Old Hickory, Tennessee 37138

Witness my hand this 29th day of September 2026.

Chan Ly, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Madelyn Stampley, Chan Ly, as 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, at office, this day, September 29, 2026.

[Seal]

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-07-2029

Madelyn Stampley, Notary Public
My commission expires: October 7, 2029