NEW OWNER:
Christopher Kriatsas
2121 Crystal Drive
Nashville, TN 37210

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:
Carolyn Christoffersen, Attorney At Law
2494 North Mt. Juliet Road, Suite 300
Mt. Juliet, TN 37122

File No. 18-0104

Prepared from information supplied by the parties; No title work performed or tax advice given.

Map: **095**
Group: **14-0**
Parcel: **039.00**

Space for Recorder's stamp

Bill Garrett Davidson County
Batch# 109396 DEEDQC
06/27/2018 09:12:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180627-0061766

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, I, **Cynthia Moses, Successor Trustee of The Maxine D. Kriatsas Revocable Living Trust, under agreement dated May 23, 1996**, have this day bargained and sold and by these presents does hereby transfer and convey unto **Christopher Kriatsas, unmarried,** for and during his lifetime, and at his death, the remainder interest to **Tiffany McNeese, a ½ undivided interest, and Stacy Muniz, a ½ undivided interest**, their heirs and assigns, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 79 on the map of Elm Hill Acres Subdivision, as of record in Book 2331, page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 79 fronts 70 feet on the Southerly side of Crystal Drive and extends back between parallel lines, 225 feet to a dead line on which it measures 70 feet.

Being the same property conveyed to The Maxine D. Kriatsas Revocable Living Trust by Quitclaim Deed from Maxine D. Kriatsas, dated September 21, 1996 and of record in Book 10236, Page 137, Register's Office for Davidson County, Tennessee. Maxine D. Kriatsas died on January 31, 2018, and Cynthia Moses was named as the successor trustee under the trust agreement.

This is IMPROVED property known as 2121 Crystal Drive, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said **Christopher Kriatsas**, for and during his lifetime, and at his death, the remainder interest to **Tiffany McNeese, a ½ undivided interest, and Stacy Muniz, a ½ undivided interest**, their heirs and assigns, in fee simple, forever.

THE UNDERSIGNED COVENANTS with said Grantees that she is lawfully seized and possessed of said property; that she has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and that she will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all visible easements or rights-of-way.

POSSESSION to be given with delivery of deed.

WITNESS MY SIGNATURE hereto this 26th day of June, 2018.

Cynthia Moses

Cynthia Moses, Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Cynthia Moses, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is the Successor Trustee of The Maxine , the within-named bargainor, D. Kriatsas Revocable Living Trust and as such authorized Successor Trustee, being given the authority to so do, executed the within instrument on behalf of the trust by signing her name as such authorized trustee.

WITNESS my hand and official seal at office, this 26th day of June, 2018 .

Carolyn M Christoffersen

NOTARY PUBLIC

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 10/06/2021

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The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed to before me, this the 26th day of June, 2018.

Carolyn M Christoffersen

Notary Public

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 10/06/2021