THIS INSTRUMENT PREPARED BY: MARTIN HELLER POTEMPA & SHEPPARD, PLLC 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096 SAM SU THOMSEN NOTARY PUBLIC STATE OF COLORADO NOTARY ID 19974017379 MY COMMISSION EXPIRES OCT 2, 2025 This Affidavit was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF Colorado COUNTY OF El Paso The actual consideration for this transfer is: $220,000.00 TIMOTHY KIRTLAND Subscribed and sworn to before me, this 4 day of May 2022. Notary Public My Commission Expires: 10-02-2025

Address New Owner:	Send Tax Bills To:	Tax Information:
Karyn Kirtland 678 N 50 W Valparaiso, IN 46385	New Owner	Map & Parcel Number: 104 15 0 321.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **TIMOTHY KIRTLAND,** ("Grantor") do hereby quitclaim, transfer and convey unto **KARYN KIRTLAND** ("Grantee"), individually, all of my rights, title and interest in certain real property in Davidson County, Tennessee, known as **2510 WESTWOOD AVENUE, NASHVILLE, TN 37212**, and more fully and particularly described as follows:

> Being Lot No 2 on the Plan of Belair, a resubdivision of Lot No. 40 and the easterly 35 feet of Lot No. 41, as shown on the Plan of record Book 3500, page 67, Register's office for said County. Said Lot No. 2 fronts 47 feet on the northerly side of Westwood Avenue and runs back between parallel lines 189.6 feet to a deed line.

Karen Johnson Davidson County
Batch# 865427 DEEDQC
06/01/2022 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20220601-0062944

Being the same property conveyed to **Karyn Kirtland**, with a life estate interest, and **Timothy Kirtland**, with the remainder interest, from Kathryn T. Kirtland by Quitclaim Deed on April 20, 2016, of record as instrument number 20160426-0040372, Register's Office of Davidson County, Tennessee.

NOW THEREFORE, upon execution of this Quitclaim Deed, Karyn Kirtland shall become the sole owner, in fee simple absolute, of the property commonly referred to as 2510 Westwood Avenue, Nashville, TN 37212.

The property is conveyed expressly subject to all limitations, restrictions and encumbrances as may affect the Property.

FURTHER AFFIANT SAYETH NOT.

SWORN this 4th **day of** April **2022.**

TIMOTHY KIRTLAND

STATE OF Colorado)
)
COUNTY OF El Paso)

Personally appeared before me, Sam Su Thomsen, Notary Public of the state and county aforesaid, TIMOTHY KIRTLAND, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, the undersigned Notary Public, this 4 day of April 2022.

NOTARY PUBLIC

My Commission Expires: 10-02-2025

SAM SU THOMSEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19974017379
MY COMMISSION EXPIRES OCT 2, 2025

Tennessee Certification of Electronic Document

I, Rebecca Horton, 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 4/4/2022 (date of document).

Rebecca Horton
Affiant Signature

4/4/2022
Date

State of Rhode Island

County of Kent

Sworn to and subscribed before me this 4th day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 6/26/22

NOTARY'S SEAL

NICHOLAS F. IAROCCI
Notary Public-State of Rhode Island
My Commission Expires
June 26, 2022