Prepared by: John Forrest Kelly, Attorney, 1503 16th Avenue South, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination. Pursuant to Tenn. Code Ann. § 66-24-121(a), the legal description is the same as in the previous deeds of record.

JAMES CLAYTON MARGALUS, ET AL

TO: QUITCLAIM DEED

JAMES CLAYTON MARGALUS and KARA JEANETTE LEVINSON, Trustees of the MARGALUS FAMILY REVOCABLE TRUST, dated September 21, 2022

THIS QUITCLAIM DEED OF REALTY, executed as of the 21st day of September, 2022, by Grantors, JAMES CLAYTON MARGALUS, an unmarried man and KARA JEANETTE LEVINSON, an unmarried woman, as tenants in common with rights of survivorship, to Grantees, JAMES CLAYTON MARGALUS and KARA JEANETTE LEVINSON, Trustees of the MARGALUS FAMILY REVOCABLE TRUST, dated September 21, 2022 and any amendments thereto,

WITNESSETH:

That Grantors do hereby quitclaim and convey unto Grantees, all of Grantors' right, title and interest, in and to certain realty situated in Davidson County, State of Tennessee, being bounded and described as follows:

> Land in Davidson County, Tennessee, being known as Unit 1, Homes at 2330 Carter Avenue, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2330 Carter Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20191030-0111395 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to James Clayton Margalus an unmarried man and Kara Jeanette Levinson, an unmarried woman, as tenants in common with rights of survivorship, by Warranty Deed from North Hampton Investments, LLC, a California limited liability company, dated October 13, 2020 and recorded October 16, 2020 of record in Instrument No. 20201016-0120518 in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 922373 DEEDQC
09/28/2022 08:34:29 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220928-0107081

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

JAMES CLAYTON MARGALUS Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JAMES CLAYTON MARGALUS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 21st day of September, 2022.

My Commission Expires:
09/08/25.

ERIN WALTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

KARA JEANETTE LEVINSON Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, KARA JEANETTE LEVINSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 21st day of September, 2022.

My Commission Expires:
09/08/25.

ERIN WALTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Property Owners Name
And Mailing Address:

James Clayton Margalus and
Kara Jeanette Levinson, Trustees of the
Margalus Family Revocable Trust
dated September 21, 2022
2330 B. Carter Avenue
Nashville, TN 37206

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:

2330 B Carter Avenue
Nashville, TN 37206

Map and Parcel No.:

083 04 3G 001.00

STATE OF TENNESSEE, DAVIDSON COUNTY
The actual consideration given for this conveyance is **$-0-**

Affiant

Subscribed and sworn to before me this the 21st day of September, 2022.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 09/08/25.

