Karen Johnson Davidson County
Batch# 995933 DEEDQC
04/25/2023 01 38 31 PM 3 pgs
Fees $17 00 Taxes $0 00
20230425-0030397

THIS INSTRUMENT PREPARED BY: **Hunter R. Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is $--NONE-- M Phillip Kalnitzky, Affiant Subscribed and sworn to before me, this signingdate day of March, 2023 Notary Public My Commission Expires. 7/22/2025

MARY GRACE N MAMOLO
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
M. Phillip Kalnitzky, Trustee 2621 Thornton Grove Blvd. Nashville, TN 37207	SAME	050 02 0C 069.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **M. Phillip Kalnitzky**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises,

releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **M. Phillip Kalnitzky, Trustee of the M. Phillip Kalnitzky Revocable Trust, established by the Revocable Trust Agreement of M. Phillip Kalnitzky dated September 27, 2017**, as amended and restated from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this signingdate day of March, 2023.

M. Phillip Kalnitzky

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named M. Phillip Kalnitzky, the 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 signingdate day of March, 2023

My Commission Expires 7/22/2025

Notary Public

MARY GRACE MANNOLO
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot 69, on the Plan of Final Plat, Thornton Grove PUD, Phase 1B & IC, of record in Instrument No. 20200828-0097695, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to M. Phillip Kalnitzky by deed from Pamela Ann Kalnitzky, of record as Instrument No. 20221121-0123246, Register's Office for Davidson County, Tennessee.

This is improved property known as 2621 Thornton Grove Blvd., Nashville, TN 37207.