Karen Johnson Davidson County
Batch# 996850 DEEDQC
04/27/2023 09:43:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230427-0030977

THIS INSTRUMENT PREPARED BY: **Jeffrey 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--. Spyros A. Kalams, Trustee, Affiant Subscribed and sworn to before me, this 4th day of April, 2023. Notary Public My Commission Expires: 11/2/26

CHARLES NELSON IV NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-02-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Spyros A. Kalams and/or Lisa A. Mendes, Trustees 1819 Sweetbriar Avenue Nashville, Tennessee 37212	SAME	117-04-ID-002.00-CO

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, **Spyros A. Kalams and wife, Lisa A. Mendes**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest

in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' 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 **Spyros A. Kalams and/or Lisa A. Mendes, Trustees of the Spyros Kalams & Lisa Mendes Living Trust, established by the Revocable Trust Agreement of Spyros A. Kalams and Lisa A. Mendes dated April 4, 2023**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' 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 our hands this 4th day of April, 2023.

Spyros A. Kalams

Lisa A. Mendes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Spyros A. Kalams and Lisa A. Mendes, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of April, 2023.

My Commission Expires: _____

CHARLES NEELON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Unit 1817B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes At 1817 Sweetbriar Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20181115-0112755 and being shown on Plat attached thereto as Exhibit "A", 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 Spyros A. Kalams and wife, Lisa A. Mendes by deed from Chico Capital LLC, a Tennessee limited liability company, of record as Instrument No. 20210114-0006393, Register's Office for Davidson County, Tennessee.

This is improved property known as 1819 Sweetbriar Avenue, Nashville, Tennessee 37212.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 4/4/23.

4/4/23
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 4th day of April, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

