Karen Johnson Davidson County
Batch# 1043737 DEEDQC
08/29/2023 11:10:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230829-0067609

THIS INSTRUMENT PREPARED BY: **Matthew Mullins, atty.** **Mullins Law, pllc** **541 N. Mount Juliet Rd, Ste 2303C** **Mount Juliet, TN 37122** **(615) 701-6444**	STATE OF TENNESSEE) COUNTY OF WILSON) The actual consideration for this transfer is $--0.00--. Brian Q. Kilian, Grantor, Affiant Subscribed and sworn to before me, this 29th day of August, 2023. Notary Public My Commission Expires: July 27, 2026

MAXWELL MULLINS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/27/2026 WILSON COUNTY

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Brian Q. Kilian and Karen L. Kilian; Trustees of the Brian and Karen Kilian Living Trust 787 Bellevue Road Nashville, TN 37221	SAME	142-06-C-062

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, Brian Q. Kilian, and wife, Karen L. Kilian, hereinafter called the Grantors, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable 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 **Brian Q. Kilian and Karen L. Kilian, Trustees of the Brian and Karen Kilian Living Trust, established by the Trust Agreement dated August 29, 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 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 our hands this 29th day of August, 2023.

Brian Q. Kilian

Karen L. Kilian

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian Q. Kilian and Karen L. Kilian, 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 29th day of August, 2023.

My Commission Expires: July 27, 2026

Notary Public

MAXWELL MULLINS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/27/2026
WILSON COUNTY

EXHIBIT A

Legal Description

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 1-B of Doral Country Villa, Section VI, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, Page 32, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Brian Q. Kilian and spouse, Karen L. Kilian by warranty deed from Dorothy B. Smith Petterson, a married woman of record in Book 10987, Page 609, Register's Office for said County.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 32, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5011, Page 395, Book 5260, Page 767, Book 5260, Page 769, Book 5260, Page 817, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 787 Bellevue Road, Nashville, TN 37221

Certificate of Authenticity

I, Matthew Mullins, 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 8/29/23.

Date

Affiant Signature

8/29/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 29 day of August, 20__.

Notary's Signature

My Commission Expires: 7/27/2026

Date

Notary's Seal (if on paper)

MAXWELL MULLINS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/27/2026
WILSON COUNTY