Karen Johnson Davidson County
Batch# 1052947 DEEDQC
09/22/2023 10:42:30 AM 3 pgs
Fees: $27.00 Taxes: $0.00
20230922-0074598

PREPARED BY:

Robert J. Hazard, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, September 22, 2023.

Notary Public

My Commission Expires:

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-21-2026

New Owner Address:
Kiki's Trust
1703 15th Avenue S
Nashville, TN 37212

Send Tax Bills To:
Same

Map-Parcel Number:
105 05 0 068.00

QUITCLAIM DEED

Aron Z. Karabel and Batia E. Karabel, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Kiki's Trust, dated September 22, 2023** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **September 22, 2023**.

Aron Z. Karabel

Batia E. Karabel

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Aron Z. Karabel and Batia E. Karabel**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, September 22, 2023.

Notary Public

My Commission Expires:

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-21-2026

EXHIBIT A

Land in Davidson County, Tennessee being the southerly 60 feet of the northerly 120 feet of the easterly part of Lot No. 61 on the plan of O.B. Hayes Large Lots called "Rokeby", as of record in Book 21, page 87, Register's Office for said County and being the northerly 3 feet of Lot No. "I" on the plain of Belcourt Terrace, as of record in Book 2330, page 107, Register's Office for said County. According to a survey made by Steve Draper and E. L. Spain, Jr., November 4, 1953, said part of lot No. 61 and Lot No. "I" adjoin and front together 63 feet on the westerly side of 15th Avenue, South, formerly Washington Street and extends back between parallel lines 149 feet to an alley.

Being the same property conveyed to Aron Z. Karabel and Batia E. Karabel, husband and wife, from James F. Perkins, heir at law of Ralph Perkins, and James F. Perkins, as Executor of the Estate of Ralph Perkins, deceased, by deed of record in Instrument No. 20171020-0107742, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 1703 15th Avenue S, Nashville, TN 37212.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 September 22, 2023.

Affiant Signature

9/22/2023
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, September 22, 2023.

Notary Public

My Commission Expires:

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-21-2026