THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Baker, Donelson, Bearman, Caldwell
& Berkowitz, PC
Attn.: Steven K. Wood, Esq.
1600 West End Avenue, Suite 2000
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1097124 DEEDQC
02/01/2024 04:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240201-0007288

Name and Address of New Owner:	Send Tax Bills to:	Map Parcel Number:
Lilllian Marie Taylor, Trustee, *et al.* 5408 Oakmont Circle Nashville TN 37209	same	104-11-0-201.00

QUITCLAIM DEED

WHEREAS, John G. Gianikas acquired interest in the hereinafter described property by Deed dated April 1, 1983 to John Gianikas and Timothy Gianikas, recorded April 6, 1983 at Book 6033, page 339, by Quitclaim Deed dated May 30, 1985 to John Gianikas, Timothy Gianikas, and Georganne Gianikas Goodwin, recorded June 3, 1985 at Book 6571, page 851, and by Quitclaim Deed dated September 17, 1998 from Georganne Gianikas Goodwin to John G. Gianikas and Timothy Gianikas, recorded September 28, 1999 at Book 11678, page 820, all in the Register's Office of Davidson County, Tennessee; and

WHEREAS, John Gianikas desires to make this Quitclaim Deed and cause it to be recorded in said Register's records.

NOW, THEREFORE, JOHN GIANIKAS ("Grantor") quitclaims his interest in the hereinafter described property to LILLIAN MARIE TAYLOR, TRUSTEE OF THE SUSAN GIANIKAS 2023 IRREVOCABLE TRUST UNDER AGREEMENT DATED December 31, 2023 ("Grantee"), as may be amended from time to time, her successors and assigns as their interests may appear, all of Grantor's right, title, and interest in and to the following described property, to wit:

> A tract or parcel of land located in Nashville, Davidson County, Tennessee, more particularly described according to a survey by A&A Engineers, Inc., dated May 1, 1985, bearing Job Number 2115-83, as follows:
>
> BEGINNING at an iron pin located at the intersection of the easterly right-of-way margin of Convent Place and the northerly right-of-way margin of Portland Avenue; thence with said easterly right-of-way margin of Convent Place North 02 degrees 30 minutes 50 seconds East 100.0 feet to an iron pin; thence South 86 degrees 36 minutes 50 seconds East 222.0 feet to a point in the westerly right-of-way margin of Calhoun Avenue; thence with said westerly right-of-way margin of Calhoun Avenue South 01 degree 22 minutes 05 seconds West 100.0 feet to a point in the northerly right-of-way margin of Portland Avenue; thence with said northerly right-of-way margin of Portland Avenue North 86 degrees 37 minutes 48 seconds West 224.0 feet to the point of beginning, containing 0.52 acre, more or less.

Subject to governmental zoning and subdivision ordinances or regulations in effect thereon.

For prior deed references see Deed dated April 1, 1983 to John Gianikas and Timothy Gianikas, recorded April 6, 1983 at Book 6033, page 339, Quitclaim Deed dated May 30, 1985 to John Gianikas, Timothy Gianikas, and Georganne Gianikas Goodwin, recorded June 3, 1985 at Book 6571, page 851, and Quitclaim Deed dated September 17, 1998 to John G. Gianikas and Timothy Gianikas, recorded September 28, 1999 at Book 11678, page 820, all in the Register's Office of Davidson County, Tennessee.

This transfer is by quitclaim, and the undersigned make no warranty other than title.

The undersigned acknowledges that this deed was prepared from information in prior deeds and information provided to Baker, Donelson, Bearman, Caldwell & Berkowitz, PC, without the benefit of a survey, that no request was made that Baker, Donelson, Bearman, Caldwell & Berkowitz, PC perform a title examination, and that Baker, Donelson, Bearman, Caldwell & Berkowitz, PC shall have no liability for the status of the title to the property or for the accuracy of such information.

[Continued on following page.]

IN WITNESS WHEREOF, Grantor has executed this deed as of the 4 day of January, 2024.

GRANTOR:

John G. Gianikas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for said State and County, John G. Gianikas, with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 4 day of January, 2024.

Notary Public

Commission Expires: May 7 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I swear and affirm that there was no consideration for this transfer and that there is no tax due under Tennessee Code Annotated Section 67-4-409(a)(3)(F).

AFFIANT:

Printed ~~Name:~~ Lillian Marie Taylor
Title: Grantee / Trustee

Sworn to and subscribed before me this
4 day of January, 2024.

Notary Public
Commission Expires: May 7 2024

Tennessee Certification of Electronic Document

I, Steven K. Wood, 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 January 4, 2024 (date of document).

Affiant Signature

February 1, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/9/27

NOTARY'S SEAL

AKIKO BRUBAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 9, 2027