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# 1097126 DEEDQC
02/01/2024 04:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240201-0007291

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	104-11-0-199.00

QUITCLAIM DEED

WHEREAS, John Gianikas acquired interest in the hereinafter described property by Quitclaim Deed dated November 14, 1979 to John Gianikas, Ted C. Mooney, Joan Mooney Felts, and George Dunn, Jr., recorded December 19, 1979 at Book 5546, page 96 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, being the west part of Lot No. 2 and the west part of the north 35 feet of Lot No. 3 on the Map of Tyler Calhoun's Subdivision of Lot No. 5 in Waddy's Subdivision of the Baxter Lands, of record in Book 332, page 103 in the Register's Office of Davidson County, Tennessee and described as follows:

Beginning at the southeast corner of Fairfax Avenue, formerly Edgar Jones Avenue and 22nd Avenue South or Convent Place; thence with the easterly margin of said Avenue, Southerly 205.3 feet; thence Easterly 112 feet, more or less, to a point halfway between the easterly margin of said Avenue and the westerly margin of an alley; thence Northerly 205.2 feet, more or less, to the southerly margin of Edgar Jones Avenue; thence with same, Westerly 114 feet to the beginning.

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

For prior deed reference see Quitclaim Deed dated November 14, 1979 to John Gianikas, Ted C. Mooney, Joan Mooney Felts, and George Dunn, Jr., recorded December 19, 1979 at Book 5546, page 96 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 Gianikas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for said State and County, John 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

ROBERT E. FUQUA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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: Lilljan Marie Taylor
Title: Grantee/Trustee

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

Notary Public
Commission Expires: May 7 2024

ROBERT E. FUQUA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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