Karen Johnson Davidson County
Batch # 1097738 DEEDQC
02/05/2024 10:35:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240205-0007819

This Instrument Prepared By and Returned To:
Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Truman Kitos-Lindsey 5202 Dakota Avenue Nashville, TN 37209	New Owner	09115014100

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **EMILY JANE KITOS** do hereby quitclaim and by these presents do transfer and convey all of their right, title and interest unto **TRUMAN KITOS-LINDSEY,** his heirs and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being the westerly 56 feet of the easterly 110 feet of the Southerly part of Block 15 on the Realty Savings Bank and Trust Company's revised plan of West Extension of Charlottle Parks Company's First Addition, as of record in Book 421, Page 18, Register's Office for said County.

Said part of Block No. 15 fronts 50 feet on the northerly side of Dakota formerly 4th Avenue, and runs back between parallel lines, parallel with and 60 feet west of the westerly margin of 52nd Avenue North, formerly 11th Street, 150 feet to an alley

Being the same property conveyed to Emily Jane Kitos by quitclaim deed from Christopher Marsh Lindsey of record in Book 11541, Page 961 in the Register's Office for Davidson County, Tennessee.

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

This instrument was prepared with information supplied by the Grantee. No title examination was performed to validate the accuracy of the title. Therefore, the preparer does not accept liability for this instrument.

This improved property known as 5202 Dakota Avenue, Nashville, TN 37209

Witness my hand this 21st day of December, 2023

EMILY JANE KITOS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared **EMILY JANE KITOS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of December, 2023.

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 21st day of December, 2023.

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public