This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

**BOX 10-A**

Karen Johnson
Batch # 1132867
05/09/2024 11:17:24 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240509-0034199

# QUITCLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL: |
|---|---|---|
| EGL Irrevocable Trust<br>10405 Quo Vadis Dr.<br>Arcadia, OK 73007 | SAME | 105054P001.00 |

I/We, **KJ Living Trust U/A/D March 17, 2022 ,** do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **EGL Irrevocable Trust U/A/D May 6, 2024,** in and to the following tract of land in Davidson County, Tennessee described as follows:

**A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of TENTHIRTEEN ARGYLE AVENUE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing TENTHIRTEEN ARGYLE AVENUE, a Horizontal Property Regime, of record in Instrument Number 20211112-0150754, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.**

**Being the same property conveyed to KJ Living Trust U/A/D March 17, 2022 by Warranty Deed from Hidden Trails Properties, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20240506-0032928, Register's Office for Davidson County, Tennessee.**

Subject to all matters of record affecting the premises.

This deed was prepared based on information provided by the parties and without the benefit of a title search.

This is property known as: 1013 A Argyle Ave. Nashville, TN 37203

IN WITNESS WHEREOF, I have hereunto set my hand on this the 7th day of May, 2024.

Kenneth A. Lewis, Trustee

Jill P. Lewis, Trustee

STATE OF Oklahoma

COUNTY OF Oklahoma

Personally appeared before me, the undersigned notary public, Kenneth S. Lewis and Jill P. Lewis with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of The KJ Living Trust U/A/D March 17 ,2022, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand and seal on this 7th day of May, 2024.

TERESA G. BURRIS
Notary Public, State of Oklahoma
Commission # 21003378
My Commission Expires 03-11-2025

Teresa G. Burris
Notary Public

STATE OF Oklahoma

COUNTY OF Oklahoma

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 7th day of May, 2024.

TERESA G. BURRIS
Notary Public, State of Oklahoma
Commission # 21003378
My Commission Expires 03-11-2025

Teresa G. Burris
Notary Public