# QUITCLAIM DEED

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $1.00.

Affiant

Subscribed and sworn to before me, this the 5th day of March, 2024.

Notary

My Commission Expires: 9-28-26

STACEY ANGELLO NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

**THIS INSTRUMENT PREPARED BY:**
**Stacey Angello**
**The Law Office of Stacey Angello**
**14345 Lebanon Rd. Suite A**
**Old Hickory, Tennessee 37138**
**(615) 449-2700**

Karen Johnson
Batch # 1134766
05/15/2024 10:03:37 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240515-0035831

| Address of new owner: | Send Tax Bills to: | Map and Parcel ID No. |
|---|---|---|
| Brett and Sharon Kostes<br>4941 Riverbank Drive<br>Hermitage, Tennessee 37076 | SAME | 085040A45800CO |

THIS INSTRUMENT made and entered into on this the 5th day of March, 2024, by and between Brett Kostes, Sharon Kostes, and Abigail Anne Kostes, ("Grantors") and Brett Kostes and Sharon Kostes, husband and wife, as Tenants by the Entirety ("Grantees"):

**KNOW ALL PERSONS BY THESE PRESENTS** that for the sum of One Dollar and No/100 ($1.00), cash in hand paid, and other goods and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantors convey, transform, release, relinquish, and quitclaim unto Grantees, all Grantors' rights, titles, and interests in and to the real property in the State of Tennessee, the following described tract of land located in Davidson County, and incorporated herein by reference:

Land in Davidson County, Tennessee, being Lot No. 458, on the plan of FINAL PLAT THE RESERVE AT STONE HALL (FORMERLY EVERSONG AT RAVENWOOD) PAHSE 2 SECTION 2 PLANNED UNIT DEVELOPMENT, as shown on plat of record in Instrument 20190211-0012587, in the Register's Office, Davidson County, state of Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to Meritage Homes of Tennessee, Inc., an Arizona Corporation, by Warranty Deed dated 10/21/2016, from Ravenwood Country Club, LLC and David C. Watkins, Jr., individually and as successor in interest of Ravenwood Country Club, LLC, of record in Instrument No. 20161026-0112982. Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brett Kostes, Sharon Kostes, and Abigail Anne Kostes, by Warranty Deed dated September 23, 2019, from Meritage Homes of Tennessee, Inc., an Arizona Corporation, being of record at Instrument 20191007-0102710 in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

For Informational Purposes ONLY
This is improved property known as: 4941 Riverbank Drive, Hermitage, TN 37076.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The Grantors make no warranty, express or implied, as to title in the property herein described.

*The preparer makes no representation or warranties as to the accuracy of the description or the status of the title to the property. This document has been prepared based upon information furnished to the preparer and without conducting a title search. It is the responsibility of the grantee to record this document and failure to do so could adversely affect the title of the property. The parties hereto signify their assent to this disclaimer by the execution and the acceptance of the instrument.*

IN WITNESS WHEREOF, the Grantor has hereunto set his hand on this, the 5th day of March, 2024.

Brett T. Kostes

**BRETT KOSTES**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRETT KOSTES**, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 5th day of March, 2024

Notary Public

My Commission Expires: 9-28-26

STACEY ANGELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

IN WITNESS WHEREOF, the Grantor has hereunto set her hand on this, the 5th day of March, 2024.

**SHARON KOSTES**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHARON KOSTES**, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 5th day of March, 2024

Notary Public

My Commission Expires: 9-28-26

STACEY ANGELLO STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

IN WITNESS WHEREOF, the Grantor has hereunto set her hand on this, the 5th day of March, 2024.

**ABIGAIL ANNE KOSTES**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ABIGAIL ANNE KOSTES**, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 5th day of March, 2024

Notary Public

My Commission Expires: 9-28-26

STACEY ANGELLO STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY