Karen Johnson
Batch # 1138512
05/23/2024 08:29:55 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240523-0038344

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-26-2025

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust.

Affiant

Subscribed and sworn to before me, this 15th day of May 2024.

Notary public

My commission Expires: 10/26/2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Shaun and Katherine Krilanovich Living Trust 213 La Vista Drive Nashville, TN 37215	Shaun and Katherine Krilanovich Living Trust 213 La Vista Drive Nashville, TN 37215	131-05-0I-002.00-CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Katherine Riley Krilanovich and Shaun Anton Krilanovich, wife and husband, do hereby quitclaim, transfer and convey unto Shaun A. Krilanovich and Katherine R. Krilanovich, as Trustees of the Shaun and Katherine Krilanovich Living Trust dated May 15, 2024, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 213, on the plan of Thrive LaVista, a Horizontal Property Regime with Private Elements, filed as Exhibit "C" to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160720-0074772 and amended in Instrument No. 20161007-0106611, in the Register's Office for Davidson County, Tennessee, reference is hereby made for a more complete description.

Being the same property conveyed to Katherine Riley Krilanovich and Shaun Anton Krilanovich, wife and husband, from Thrive Signature Homes, LLC, a Georgia limited liability company, by Warranty Deed dated April 29, 2019, and recorded on May 6, 2019, as Document No. 20190506-0042053, Register's Office for Davidson County, Tennessee.

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

Property Address: 213 La Vista Drive, Nashville, Tennessee 37215

Witness my hand this 15th day of May 2024.

Katherine Riley Krilanovich, Grantor

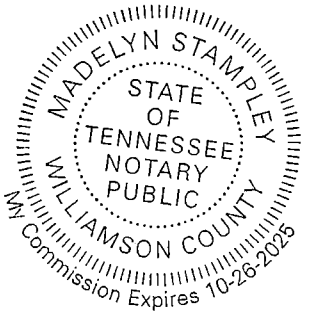
Shaun Anton Krilanovich, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Katherine Riley Krilanovich and Shaun Anton Krilanovich, as Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, May 15, 2024.

[Seal]



Madelyn Stampley, Notary Public
My commission expires: October 26, 2025

EXHIBIT "A"
LEGAL DESCRIPTION

A certain tract or parcel of land in 2nd District of Cheatham County, State of Tennessee, described as follows::

Beginning at a point in the center of the Blue Spring Road, Ewing Cochran's N. boundary line; thence with Cochran's line in a Westwardly direction 495 feet to a stake in said line; thence Northwardly and running parallel with said road, 117 feet to a stake; thence Eastwardly running parallel with Ewing Cochran's line 495 feet to a point in the center of said road; thence with the center of said road and in a Southerly direction 117 feet to the beginning, containing 1.32 acres, more or less.

And

Beginning at a point in the center of the Bearwallow Road and in the West boundary line of Nellie Winters' land; thence with the center of said road and its meanders, as follows: South 81 degrees West 40 poles; South 54 degrees West 21 poles; South 58 degrees West 22 poles; South 71 1\2 degrees West 15-1/5 poles to a point in said road and in Otto Binkley's East line; thence with said Binkley's East line, North passing said Binkley's corner at 18 poles and continuing on with the East line of General Simmons and Hunt Darrow, in all 181-3/5 poles to a stake with small beech and sugar tree pointers; thence South 88 1/2 degrees, East 871 poles to a stake in the West line of the V. D. Girard land; thence with the West line of said Girard lands and Nellie Winters' land South 144 poles to the beginning, containing 90-3/4 acres, more or less.

Being a portion of the same property conveyed to Richard Binkley and wife, Annie Belle Binkley by Warranty deed from Louise G. Perry, Opal Darrow, David Nabors, Shirley Lawrence, Joyce Speakman, Billy Binkley, Jerry Binkley, Buford Orange, Jimmy Orange, Jerry Orange, Nancy Ruth Hester, Callie Girard and Stanley E. Hime, and Doris Sanders, Clerk & Master for Cheatham County, Tennessee, as directed by Decree of Chancery Court of said County, in the cause of Louise G. Perry et al, Vs. Larry Wayne Binkley, Jr., of record in Minute Book T, Page 449 of said Court, conveying the interest of Larry Wayne Binkley, Jr. of record in Book 208, page 53 Register's Office for Cheatham County , Tennessee, dated May 06, 1980 and recorded on May 06, 1980.

Being a portion of the same property conveyed to Richard Binkley and wife, Anna Belle Binkley by Warranty deed from Myrtle E. Haynes, a widow of record in Book 144, page 49, Register's Office for Cheatham County, Tennessee, dated June 26, 1954 and recorded on December 08, 1969.