This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 1149538 DEEDQC
06/20/2024 03:00:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240620-0046514

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
1118 Litton Trust **1022 Harness Circle** **Gallatin, TN 37066**	**072-10-1A-078.00**	**New Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JASON D. POWELL** ("Grantor"), by these presents does hereby transfer, release, relinquish, quitclaim and convey unto the **1118 LITTON TRUST U/T/A DATED** May 14, 2024 ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements (the "Property") more particularly described as follows, to-wit:

> Land situated in Davidson County, Tennessee, being Unit A2007, as established in Declaration of Covenants, Conditions and Restrictions for Solo East, a Condominium of record at Instrument No. 20160729-0078558, as amended in Instrument No. 20160818-0086606, Instrument No. 20161121-0122822 and Instrument No. 2017320-0027135, in the Register's Office of Davidson County, Tennessee, with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property
>
> Being the same property conveyed to JASON D. POWELL by deed from JEREL FLINT, a married man, and LINDA H. MARTIN, an unmarried woman, of record in Instrument No. 202405020032298 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1118 Litton Ave Unit 207, Nashville, Davidson County, Tennessee 37216.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

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

[Remainder of page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

In witness whereof, Grantor has caused this instrument to be dated and effective this 14th day of May, 2024.

GRANTOR:

JASON D. POWELL

STATE OF TENNESSEE)
COUNTY OF Sumner)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared JASON D. POWELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of May, 2024.

Lisa M. Curtis
Notary Public

LISA M. CURTIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 2-29-2028

STATE OF TENNESSEE)
COUNTY OF Sumner)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me,
this 14th day of May, 2024.

Lisa M. Curtis
NOTARY PUBLIC
My Commission Expires: 2-29-2028

LISA M. CURTIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler 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 May 14, 2024 (date of document).

Affiant Signature

6-20-24
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 20 day of June, 2024.

Notary's Signature

My Commission Expires: 11-2-26

DIAHANN M. KEETON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY