Karen Johnson Davidson County
Batch # 1152246 DEEDQC
06/28/2024 08:36:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240628-0048508

OLIVIA WANN
STATE OF TENNESSEE NOTARY PUBLIC
STEWART COUNTY

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF STEWART

The actual consideration or value, whichever is greater, for this transfer is $ 0

Affiant

Subscribed and sworn to before me, this 19 day of June, 2024.

Olivia Wann
Notary Public

My commission expires: 12-14-24

THIS INSTRUMENT WAS PREPARED BY:
Olivia Wann
LAW OFFICE OF OLIVIA WANN & ASSOCIATES, PLLC
406 Church Street
Dover, Tennessee 37058

QUITCLAIM DEED TO TRUSTEE

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Petros Sidiropoulos and Rizza Sidiropoulos, Trustee	**Petros Sidiropoulos and Rizza Sidiropoulos, Trustee**	**136-10-0A-014.00 CO**
150 Highland Hills Drive	150 Highland Hills Drive	
Big Rock, TN 37023	Big Rock, TN 37023	

Grantor: **PETROS JOHN SIDIROPOULOS AND RIZZA GAIL SIDIROPOULOS**
Grantee: PETROS SIDIROPOULOS and RIZZA SIDIROPOULOS, Trustee under the **PETROS AND RIZZA SIDIROPOULOS LIVING TRUST**, dated June 19, 2024, Certificate of Trust recorded in the Davidson County Register of Deeds on June 28th, 2024, in Record Book _____, Page _____.

20240628-0048507

QUITCLAIM DEED TO TRUSTEE

GRANTOR does hereby transfer, convey, remises, releases and forever quitclaims unto GRANTEE, all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 10, Lot No. 10 on the Horizontal Property Regime for Section Two, Priest Lake Forrest, as recorded in the Master Deed of Record in Plat Book 5800, page 157, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

The above being the same tract of real estate conveyed to Petros John Sidiropoulos and Rizza Gail Sidiropoulos, his wife, by Warranty Deed dated February 14, 2022, executed by Juan Carlos Henriquez, and of record in the Register's Office of Davidson County, Tennessee, in Deed Book 20220217 at page 0018588.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2825 Lake Forrest Drive, Nashville, Tennessee 37217

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 19 day of June, 2024.

Petros Sidiropoulos, Grantor

STATE OF TENNESSEE
COUNTY OF STEWART

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, the within named **Petros Sidiropoulos,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19 day of June, 2024.



NOTARY PUBLIC

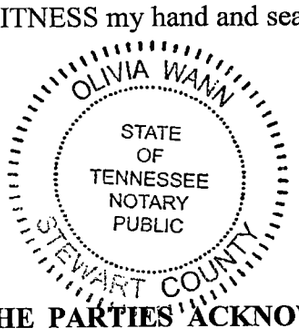
My Commission Expires: 12-14-24

Rizza Sidiropoulos, Grantor

STATE OF TENNESSEE
COUNTY OF STEWART

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, the within named **Rizza Sidiropoulos,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19 day of June, 2024.



NOTARY PUBLIC

My Commission Expires: 12-14-24

THE PARTIES ACKNOWLEDGE THAT THE LAW OFFICE OF OLIVIA WANN & ASSOCIATES, PLLC, IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF β6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX RETURN OF 1986.