Karen Johnson
Batch # 1184584
09/23/2024 08:10:37 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240923-0073264

This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, Tennessee 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

New Owner:	Send Tax Bill:	Map-Parcel
Howard J. Kittell, Trustee of the Howard J. Kittell Living Trust dated January 16, 2017, and any amendments thereto & Jennifer Esler, Trustee of the Jennifer Esler Living Trust dated January 16, 2017, and any amendments thereto 420 Caledonian Court Nashville, TN, 37211	NEW AMERICAN FUNDING P.O. Box 650076 DALLAS, TX 75265-0076	172 10 0B 132.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

Howard J. Kittell
AFFIANT

Sworn to and subscribed before me this 19th day of Sept. 2024.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025
(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **HOWARD J. KITTELL** and **JENNIFER ESLER**, husband and wife (Grantors), by these present do hereby quitclaim and convey unto **HOWARD J. KITTELL, TRUSTEE OF THE HOWARD J. KITTELL LIVING TRUST DATED JANUARY 16, 2017, AND ANY AMENDMENTS THERETO** and **JENNIFER ESLER, TRUSTEE OF THE JENNIFER ESLER LIVING TRUST DATED JANUARY 16, 2017, AND ANY AMENDMENTS THERETO**, (Grantee), as tenants in common, its heirs and assigns, all my right, title and interest in and to

the following described tract or parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 24 on the Plan of Christiansted Valley, Phase Three, a Planned Unit Development of record in Instrument Number 20060316-0030458 said Register's Office to which Plan reference is hereby made for a complete description of said lot.

BEING the same property conveyed to Howard J. Kittell and wife, Jennifer Esler, by deed from Alex Perrone and wife, Karen Perrone, of record in Instrument No. 20100129-0007468, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Christiansted Valley, of record in Instrument No. 19991221-0305559 and amended in Instrument No. 20000728-0074515 and Supplemental of record in Instrument No. 20070206-0015266, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING improved property known as: 420 Caledonian Ct, Nashville, TN, 37211.

WITNESS MY HAND this 19th day of September, 2024.

By: Howard J. Kittell
HOWARD J. KITTELL

By: Jennifer Esler
JENNIFER ESLER

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HOWARD J. KITTELL and JENNIFER ESLER, with whom I am personally acquainted, (or provided by sufficient evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 19th day of September, 2024.

NOTARY PUBLIC
My Commission Expires: 3/19/2025

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025