Prepared by: John W. Crow, II, Attorney, 1503 16th Ave S, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Karen Johnson Davidson County
Batch# 1216647 DEEDQC
12/16/2024 01:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241216-0097482

EMILY KITOS

TO

EMILY JANE KITOS, Trustee for the KITOS REVOCABLE TRUST DATED DECEMBER 16TH, 2024

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 16th day of December, 2024, by and between EMILY KITOS, unmarried ("Grantor"), and EMILY JANE KITOS, Trustee for the KITOS REVOCABLE TRUST DATED DECEMBER 16TH, 2024 ("Grantee"),

WITNESSETH:

That Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title and interest, in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 83, on the Resubdivision of Charlotte Park, Second Addition, Extended, Block 33, Book 421, page 10 as of record in Book 2330, page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to EMILY KITOS, unmarried, by Warranty Deed from JAMES K. SHERIDAN and KIMBERLEY C. SHERIDAN, husband and wife, dated January 31, 2011, and recorded on February 07, 2011, as Instrument No. 20110207-0010881, in the Register's Office for Davidson County, Tennessee.
>
> This is improved property known as: 3810 Dakota Avenue, Nashville, TN 37209.
>
> This conveyance is subject to all matters and restrictions of record.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

EMILY KITOS, Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **EMILY KITOS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 16th day of December, 2024.

JENNIFER WHEELER Notary STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 01-28-2026

Notary Public

My Commission Expires: 1-28-26

Property Owner(s) Name and Mailing Address	**Person or Entity Responsible for Payment of Property Taxes**
Emily Jane Kitos, Trustee 4409 Nevada Avenue Nashville, TN 37209	Same/Owner
Property Address	**Map and Parcel No.**
3810 Dakota Avenue Nashville, TN 37209	092-13-0-253.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Tennessee Certification of Electronic Document

I, Thomas W. Steelman, 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.

Affiant Signature

12.16.24
Date

State of Tennessee)
)
County of Davidson)

Sworn to and subscribed before me this 16th day of December, 2024.



Notary's Signature

MY COMMISSION EXPIRES: 1.28.26