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
20241216-0097484

EMILY JANE KITOS

TO

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

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 16 day of December, 2024, by and between EMILY JANE KITOS ("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 all of Lot No. 310 and the western twenty (20) feet of Lot No. 308, of Block No. 15 in Charlotte Park Company's First Addition, which is of record in Book 57, Page 103, in the Register's Office for Davidson County, Tennessee. Said Lot and part of lot join each other and front together seventy (70) feet on the South side of Third Avenue and extend back southwardly between parallel lines one hundred and fifty (150) feet to an alley twenty (20) feet wide, showing on said alley seventy (70) feet.
>
> BEING the same property conveyed to EMILY JANE KITOS, by Quitclaim Deed from CHRISTOPHER MARSH LINDSEY, dated June 10, 1999, and recorded on June 24, 1999, in Book 11541, Page 959, in the Register's Office for Davidson County, Tennessee.
>
> This is improved property known as: 4409 Nevada 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 JANE KITOS, Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **EMILY JANE 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.

[notary seal] JENNIFER WHEELER 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.**
4409 Nevada Avenue Nashville, TN 37209	091-16-0-106.00

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