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
20241216-0097485

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, an unmarried person ("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 the westerly 50 feet of Lot No. 489 on the Map of Richland Realty Company's Division C of record in Book 421, page 31, in the Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 489 fronts 50 feet on the northerly side of Westbrook Avenue and runs back between parallel lines 200 feet to an alley.

BEING the same property conveyed to EMILY JANE KITOS, an unmarried person, by Warranty Deed from KATY GARVEY, an unmarried person, dated April 29, 2002, and recorded on May 10, 2002, as Instrument No. 20020510-0057937, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 3702 Westbrook Avenue, Nashville, TN 37205.

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 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.**
3702 Westbrook Avenue Nashville, TN 37205	104-05-0-213.00

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.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-22-2026

Notary's Signature

MY COMMISSION EXPIRES: 1.28.26