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# 1216655 DEEDQC
12/16/2024 01:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241216-0097495

MICHAEL BRANDON MAULDIN, an unmarried man, and EMILY JANE KITOS, an unmarried woman, as joint tenants right of survivorship

TO

MICHAEL BRANDON MAULDIN and EMILY JANE KITOS, Trustees, of the MAULDIN-KITOS LIVING TRUST dated DECEMBER 16, 2024, and any amendments thereto

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 16th day of December, 2024, by and between MICHAEL BRANDON MAULDIN, an unmarried man, and EMILY JANE KITOS, an unmarried woman, as joint tenants right of survivorship ("Grantors"), and MICHAEL BRANDON MAULDIN and EMILY JANE KITOS, Trustees, of the MAULDIN-KITOS LIVING TRUST dated DECEMBER 16, 2024, and any amendments thereto ("Grantee"),

WITNESSETH:

That Grantors do hereby quitclaim and convey unto Grantee, all of Grantors' 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 in the 11th formerly 24th Ward of the City of Nashville, Tennessee, being part of the 28.26 acre tract shown on the Map of Charlotte Park Company's Addition extended, as of record in Book 421, Page 10, and more particularly described as follows:
>
> BEGINNING at the southeastern corner of the 40th Avenue, North formerly "C" or Stump Avenue and Dakota Avenue, formerly 4th Avenue; thence with the southerly margin of Dakota Avenue, eastwardly 75 feet; thence at right angles southwardly 150 feet; thence at right angles westwardly 75 feet to the easterly margin of 40th Avenue, North; thence with said margin northwardly 150 feet to the point of beginning.

BEING the same property conveyed to MICHAEL BRANDON MAULDIN, an unmarried man, and EMILY JANE KITOS, an unmarried woman, as joint tenants right of survivorship, by Warranty Deed from CHRISTOPHER GALE COLEMAN, a married man, dated August 19, 2014, and recorded on August 20, 2014, as Instrument No. 20140820-0075809, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 3919 Dakota Avenue, Nashville, TN 37209.

This conveyance is subject to all matters and restrictions of record.

IN WITNESS WHEREOF, Grantor(s) have/has executed this quitclaim deed of realty as of the date written first herein.

Michael Brandon Mauldin

MICHAEL BRANDON MAULDIN, Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **MICHAEL BRANDON MAULDIN**, 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
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026
[notary seal]

Jennifer Wheeler

Notary Public

My Commission Expires: 1-28-26

[additional signature on following page]

IN WITNESS WHEREOF, Grantor(s) have/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**, named within, 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 seal 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**
Michael Brandon Mauldin and Emily Jane Kitos, Trustees 4409 Nevada Avenue Nashville, TN 37209	Same/Owner
Property Address	**Map and Parcel No.**
3919 Dakota Avenue Nashville, TN 37209	091-16-0-371.00

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

Tennessee Certification of Electronic Document

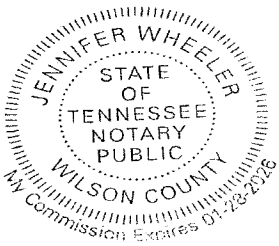
I, Thomas W. Steelman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document.

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