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
20241216-0097497

MICHAEL BRANDON MAULDIN, a single person, and EMILY JANE KITOS, a single person, as tenants in common with rights 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, a single person, and EMILY JANE KITOS, a single person, as tenants in common with rights 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 part of the 28.26 acre tract of land shown on the Map of Charlotte Park 2nd Add'n Extended and 29.2 Ac South, of record in Book 421, Page 10, in the Register's Office for Davidson County, Tennessee, and described as follows:
>
> BEGINNING at a point on the southerly margin of Dakota Avenue, formerly 4th Avenue, 100.0 feet easterly from the intersection of the southerly margin of Dakota Avenue and the center line of 40th Avenue North, formerly "C" or Stump Street, said point being the northeast corner of a part of the said 28.26 acre tract of land conveyed to A. F. Campbell and wife, by deed from Frank T. Chambers and wife, of record in Book 1281, Page 662, in the Register's Office for Davidson County, Tennessee; thence southwardly with the eastern margin or boundary line of said Campbell property 135.0 feet to a point; thence eastwardly 50.0 feet to a point;

thence northwardly 135.0 feet to a point, to the southerly margin of Dakota Avenue; thence with the southerly margin of Dakota Avenue, westwardly 50.0 feet to the beginning.

BEING the same property conveyed to MICHAEL BRANDON MAULDIN, a single person, and EMILY JANE KITOS, a single person, as tenants in common with rights of survivorship, by Warranty Deed from MARTHA B. HAMILTON, a single person, and WILLIAM JOE HALL, married, and PERRY WENDELL HALL, married, and CLYDE LANE HALL, a single person, dated March 17, 2006, and recorded on March 22, 2006, as Instrument No. 20060322-0032916, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 3911 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, 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
[notary seal]
My Commission Expires 01-28-2026

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.

[notary seal]

JENNIFER WHEELER
NOTARY PUBLIC
STATE OF TENNESSEE
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.**
3911 Dakota Avenue Nashville, TN 37209	091-16-0-372.00

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

Tennessee Certification of Electronic Document

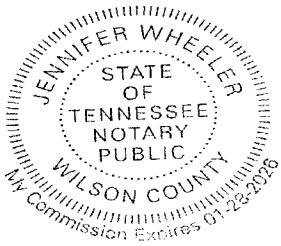
I, Thomas W. Steelman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document.

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