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.

MICHAEL BRANDON MAULDIN, a single man, and EMILY JANE KITOS, a single woman, as tenants in common with 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

Karen Johnson Davidson County
Batch# 1216655 DEEDQC
12/16/2024 01:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241216-0097498

# QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 16th day of December, 2024, by and between MICHAEL BRANDON MAULDIN, a single man, and EMILY JANE KITOS, a single woman, as tenants in common with 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 the westerly 35 feet of Lot No. 501 and the easterly 25 feet of Lot No. 503 of Block No. 25, on the Plan of Charlotte Park Company's First Addition to Nashville, of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee.
>
> SAID parts of Lots No. 501 and 503 adjoin and front 60 feet on the northerly margin of Idaho Avenue, formerly 5th Street, and extend back between parallel lines 150 feet to an alley.
>
> BEING the same property conveyed to MICHAEL BRANDON MAULDIN, a single man, and EMILY JANE KITOS, a single woman, as tenants in common with right of survivorship, by Warranty Deed from NINA MANKIN, unmarried, dated

October 11, 2018, and recorded on October 17, 2018, as Instrument No. 20181017-0103103, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 4600 Idaho 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.

[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
STATE OF
[notary seal]
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<br>Emily Jane Kitos, Trustees<br>4409 Nevada Avenue<br>Nashville, TN 37209 | Same/Owner |
| **Property Address** | **Map and Parcel No.** |
| 4600 Idaho Avenue<br>Nashville, TN 37209 | 103-04-005.00 |

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

**Tennessee Certification of Electronic Document**

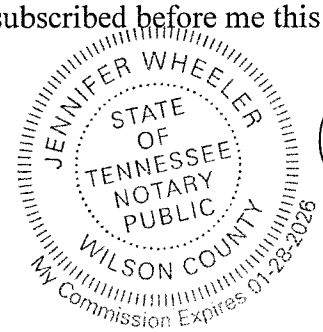
I, Thomas W. Steelman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document.

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