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
20241216-0097500

MICHAEL BRANDON MAULDIN AND EMILY JANE KITOS, both unmarried, 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

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 16th day of December, 2024, by and between MICHAEL BRANDON MAULDIN AND EMILY JANE KITOS, both unmarried, 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 part of Block No. 12 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, in the Register's Office for Davidson County, Tennessee, as follows:
>
> BEGINNING on the easterly margin of 53rd Avenue North, formerly 12th Street, 135 feet south of the southerly margin of Elkins Avenue; thence with the easterly margin of 53rd Avenue North, southwardly 45 feet to the northerly margin of an alley; thence with said alley, eastwardly 120 feet; thence northwardly 45 feet; thence westwardly and parallel with Elkins Avenue 120 feet to the beginning.

BEING the same property conveyed to MICHAEL BRANDON MAULDIN AND EMILY JANE KITOS, both unmarried, as tenants in common with right of survivorship, by Warranty Deed from JOSEPH PATRICK MORGAN, EXECUTOR UNDER THE WILL OF MARY PATRICIA O'MARA HIGHTOWER AKA MARY PATRICIA HIGHTOWER, dated September 01, 2017, and recorded on September 05, 2019, as Instrument No. 20170905-0090853, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 306 53rd Avenue North, 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
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

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 TENNESSEE
[notary seal]
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.**
306 53rd Avenue North Nashville, TN 37209	091-15-0-122.00

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