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
20241216-0097501

MICHAEL BRANDON MAULDIN AND EMILY JANE KITOS, JOINT TENANTS 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 AND EMILY JANE KITOS, JOINT TENANTS 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 Lot No. 1268 on the Plan of Charlotte Park, Section 18, of record in Plat Book 3600, Page 51, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> SAID Lot No. 1268 fronts 83.00 feet on the Southwesterly side of Landau Drive and extends back 166.4 feet on the Northwesterly line and 162.0 feet on the Southeasterly line, to a line in the rear on which it measures 58.94 feet.
>
> BEING the same property conveyed to MICHAEL BRANDON MAULDIN AND EMILY JANE KITOS, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by Warranty Deed from RUTH VESTER, AN UNMARRIED WOMAN, dated

February 14, 2020, and recorded on February 27, 2020, as Instrument No. 20200227-0021871, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 509 Landau Drive, 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 [notary seal] TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 01-26-2026

Notary Public

My Commission Expires: 1·26·26

[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 PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026
[notary seal]

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.**
509 Landau Drive Nashville, TN 37209	102-03-0-120.00

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