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
20241216-0097502

M. BRANDON MAULDIN, unmarried, and EMILY JANE KITOS, unmarried, as joint 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 M. BRANDON MAULDIN, unmarried, and EMILY JANE KITOS, unmarried, as joint 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 Lot No. 81 on the Plan of a Re-Subdivision of Charlotte Park, Section Addition Extended, Block 33, as of record in Book 2330, Page 135, Register's Office for Davidson County, Tennessee.

SAID Lot No. 81 fronts 50 feet on the northerly side of Dakota Avenue and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to M. BRANDON MAULDIN, unmarried, and EMILY JANE KITOS, unmarried, as joint tenants in common with right of survivorship, by Warranty Deed from THOMAS R. HUGHES, JR., and wife, BARBARA J. HUGHES dated November 21, 2016, and recorded on November 22, 2016, as Instrument No. 20161122-0123352, in the Register's Office for

Davidson County, Tennessee.

This is improved property known as: 3806 Dakota Avenue, Nashville, TN 37209.

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

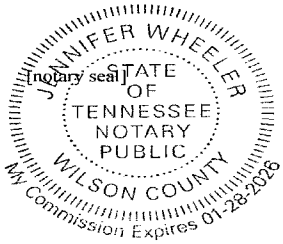
IN WITNESS WHEREOF, Grantor(s) have/has executed this quitclaim deed of realty as of the date written first herein.

M. BRANDON MAULDIN, Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **M. 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 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 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.**
3806 Dakota Avenue Nashville, TN 37209	092-13-0-251.00

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