Prepared By
Name: Estate House Law, PLLC
Address: 1831 12th Ave S. #399
Nashville
State: TN Zip Code: 37203

After Recording, Mail Document To Owner/Responsible Taxpayer

Name: Athena Millas Kaiman
Address: 2204 S. Ashford Ct.
Nashville
State: TN Zip Code: 37214

Tax Parcel ID #: 108-12-B 72.00 CO

Karen Johnson Davidson County
Batch# 1220876 DEEDQC
12/27/2024 11:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241227-0100470

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE
Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars ($ 10.00) in hand paid to a Athena Millas Kaiman, a married woman, (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Athena Millas Kaiman, Trustee of the Athena Millas Kaiman Revocable Living Trust dated December 18, 2024, and any amendments thereto, (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Legal Description Insert:

Land in Davidson County, Tennessee being Lot 51, on the Plan of Harborview, Phase 1-A, Section Two, as shown on plat of record in Plat Book 6900, Pages 756 – 758, amended in the Book 9096, Page 764, in the Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property

Being the same property conveyed to Merida M. Grant, a single woman, from Mohammad Hajjafar, by Warranty Deed dated September 26, 2006 of record in Instrument No. 20060928-0120087, Register's Office for Davidson County, Tennessee.

This is improved property known as 2204 S. Ashford Ct., Nashville, TN 37214.

Being same property conveyed in Instrument 20131231-0131272

Grantor's Signature

ATHENA MILLAS KAIMAN
Grantor's Name

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Athena Millas Kaiman whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily on the day the same bears date.

Given under ~~my hand~~ this 18 day of December, 2024.

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Notary Public

My Commission Expires: 11/8/27

I/We hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $ 10.00.

Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

Subscribed and sworn to before me this 18 day of December, 2024.

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Notary Public
My Commission Expires: 11/8/27

Tennessee Certification of Electronic Document

I, Katherine Stauffer, 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 executed and authenticated according to law on 12/18/24 (date of document).

Affiant Signature

12/18/24
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 18th day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 3-9-27

NOTARY'S SEAL
JOAN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027