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 #: 108-8-E 24.00 CO

Karen Johnson Davidson County
Batch# 1220878 DEEDQC
12/27/2024 11:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241227-0100473

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:

A Certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 24, Lot No. 53, in a Horizontal Property Regime as shown on the condominium site plan, Section 3, Phase VI, Quail Valley, as of record in Book 5800, pages 127 and 128, Register's Office for said County.

Being the same property conveyed to Billy Joe McCrary, Sr., by deed from Resolution Trust Corporation as Receiver for Lincoln Federal Savings and Loan Association, formerly Lincoln State Saving and Loan Association, Inc., dated December 21, 1990, appearing of record in Record Book 8272, page 49, of the Register's Office of Davidson County, Tennessee. The said Billy Joe McCrary, Sr. having since died on August 29, 2009, and by Will and Testament filed of record in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Billy Joe McCrary, Jr. was appointed executor of his estate, with full authority to sell.

This conveyance is subject to Master Deed and By-Laws, which contain restrictive covenants, liens and other matters of record in Book 5884, page 534; Book 5931, page 506; Book 5970, page 828; Book 6081, page 130; Deed to Common Area of record in Book 6002, page 537, said Register's Office, and to the matters set forth in the above referenced plan of record.
This conveyance is subject to any and all existing easements and/or restrictions of record.

Billy Joe McCrary, Sr. having since deceased as of August 29, 2009.

This property is known as 1315 Quail Valley Rd., Nashville, TN 37214.

Being same property conveyed in Instrument 20110727-0057450

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

