This Instrument Prepared By: Cristina Kline-Quiroz at 307 GREENWAY AVE

**Quitclaim Deed**

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Kristopher Kast & Cristina Kline-Quiroz, not married, of 307 GREENWAY AVE, (the "Grantor"), for and in consideration of 10.00 Dollars, do hereby sell, remise, release, and convey, as well as quitclaims, unto Cristina Kline-Quiroz, not married, of 307 GREENWAY AVE, (the "Grantee") as the sole tenant, the following described real estate located in the county of Davidson, State of Tennessee:

Lot 289 Richland RLTY CO DIV B.

Plat Book 332, Page 174

Map & Tax Parcel ID number: 104 05 0 331.00

Address: 307 Greenway Ave. Nashville, TN 37205

Source of Title: 20220401-0037906

Karen Johnson Davidson County
Batch # 1221893 DEEDQC
12/31/2024 09:46:46 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20241231-0101378

**IN WITNESS WHEREOF** the Grantor has executed this instrument this 30 day of December, 2024.

Kristopher Kast

Cristina Marie Kline-Quiroz

Cristina Kline-Quiroz

Mail tax notice to new owner: Cristina Kline-Quiroz, 307 Greenway Ave. Nashville, TN 37205

State of Texas
County of Harris

This instrument was acknowledged before me by means of an interactive two-way audio and video communication on 12/30/2024 by Kristopher Allen Kast.

Lisa Nicole Viser

NOTARY PUBLIC STATE OF TEXAS

Lisa Nicole Viser
ID NUMBER
133045738
COMMISSION EXPIRES
April 16, 2025

**Grantor Acknowledgement**

STATE OF Virginia

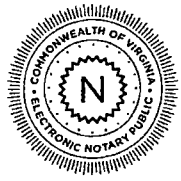
COUNTY OF Hampton

Before me, 12/30/2024, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Cristina Kline-Quiroz, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Quitclaim Deed, and acknowledged that they executed this Quitclaim Deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 30 day of December, 2024.

7730964

Notary Public




Tiphany Griffith

REGISTRATION NUMBER
7730964
COMMISSION EXPIRES
February 29, 2028

My Commission Expires: 02/29/2028

Notarized remotely online using communication technology via Proof.

**Grantor Acknowledgement**

STATE OF Texas

COUNTY OF Harris

Before me, Lisa Nicole Viser, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Kristopher Kast, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Quitclaim Deed, and acknowledged that they executed this Quitclaim Deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 30th day of December, 2024.

Kristopher Allen Kast

Lisa Nicole Viser

Notary Public

Lisa Nicole Viser
ID NUMBER
133045738
COMMISSION EXPIRES
April 16, 2025

My Commission Expires: 04/16/2025

Electronically signed and notarized online using the Proof platform.

KAREN JOHNSON
**REGISTER OF DEEDS**

**www.nashville.gov/rod**

**PO Box 196398**
**Nashville, TN 37219-6398**
**(615) 862-6790 phone**
**(615) 880-2039 fax**

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 10.00 .

Cristina Marie Kline-Quiroz

Cristina Marie Kline-Quiroz
Affiant

State Of VA County Of VA

Subscribed and sworn before me, this 30 day of December, 2024.

7730964
02/29/2028
Notary

Tiphany Griffith
REGISTRATION NUMBER
7730964
COMMISSION EXPIRES
February 29, 2028

Notarized remotely online using communication technology via Proof.

## Certificate of Authenticity

I, Kristopher A. Kast, 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 12/30/2024.

Date

Affiant Signature

12/30/2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th day of December, 2024.

Notary's Signature

My Commission Expires: 1/30/25
Date

Notary's Seal (if on paper)

ABIGAIL B. BURKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/03/2025
DAVIDSON COUNTY