Karen Johnson Davidson County
Batch# 1240704 DEEDQC
02/26/2025 08:46:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250226-0014108

AFTER RECORDING RETURN TO:
Emily Kubit and John Fross III
1028 Fitzpatrick Road
Nashville, TN 37214
File No. H-264003-SFB

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 108 04 0 190.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 13 day of February, 2025, by and between **Emily Kubit, a married woman who acquired title as unmarried,** residing at 1028 Fitzpatrick Road, Nashville, TN 37214, hereinafter referred to as Grantor(s) and **Emily Kubit and John Fross III, wife and husband, as joint tenants with right of survivorship,** residing at 1028 Fitzpatrick Road, Nashville, TN 37214, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 1028 Fitzpatrick Road, Nashville, TN 37214

Being the same property conveyed to the Grantor(s) in a Deed recorded on 09/15/2021 under Instrument No. 20210915-0123709 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Emily Kubit

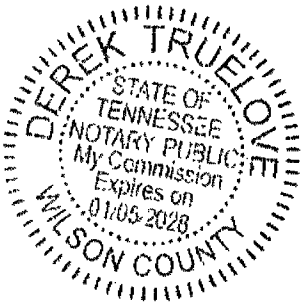
STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Emily Kubit** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in TN, this 13 day of February, 20 25.

Notary Public

My Commission expires: 1 C 28



No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Alexis Abrams
Affiant

Print Name: Alexis Abrams

STATE OF Rhode Island
COUNTY OF Kent

Subscribed and sworn to before me this 20 day of February, 2025.

Notary Public
My Commission Expires: 12/15/26

ALEXANDRA MEROLLA
Notary Public, State of Rhode Island
My Commission Expires Dec. 15, 2026

Name and address for person(s) responsible for taxes:

Emily Kubit and John Fross III
1028 Fitzpatrick Road
Nashville, TN 37214

Name and address of property owner:

Emily Kubit and John Fross III
1028 Fitzpatrick Road
Nashville, TN 37214

Tennessee Certification of Electronic Document

I, Alexis Abrams, 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 02-13-2025 (date of document).

alexis abrams
Affiant Signature

02/20/2025
Date

STATE OF Rhode Island
COUNTY OF Kent

Subscribed and sworn to before me this 20 day of February, 2025.

Notary Public
My Commission Expires: 12/15/26

ALEXANDRA MEROLLA
Notary Public, State of Rhode Island
My Commission Expires Dec. 15, 2026

EXHIBIT A
LEGAL DESCRIPTION

BEING LOT NO. 350, ON THE PLAN OF SECTION SEVEN, LARCHWOOD, OF RECORD IN PLAT BOOK 6900, PAGE 274, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Parcel ID Number: 108 04 0 190.00

Property commonly known as: 1028 Fitzpatrick Road, Nashville, TN 37214