Karen Johnson Davidson County
Batch# 1244467 DEEDQC
03/10/2025 08:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250310-0017565

PREPARED BY:

S. Elizabeth Greene, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Sara M Fotopulos
AFFIANT

Subscribed and sworn to before me on this day, March 7, 2025.

Notary Public

My Commission Expires:

New Owner Address:
Fotopulos Family Trust
1108 Forest Avenue
Nashville, TN 37206

Send Tax Bills To:
Same

Map-Parcel Number:
083-09-0-122.00

QUITCLAIM DEED

Sara M. Fotopulos ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to Sara Marcy Fotopulos, Trustee of the **Fotopulos Family Trust**, dated October 29, 2024 ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **March 7, 2025**.

Sara M. Fotopulos

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Sara M. Fotopulos**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, March 7, 2025.

Notary Public

My Commission Expires: _____

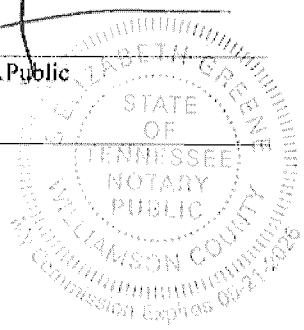


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Bransford and McWhirter Subdivision of The Allison Place of record in Plat Book 161, Page 109, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sara M. Fotopulos, unmarried, from Thomas Hartmann and Shelby Hartmann, husband and wife, by deed of record in Instrument No. 20190815-0081881, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 1108 Forest Avenue (f/k/a Forrest Avenue), Nashville, TN 37206.

CERTIFICATE OF AUTHENTICITY

I, S. Elizabeth Greene, Esq., do hereby make oath that I am a licensed attorney and 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 March 7, 2025.

Affiant Signature

05/07/2025
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, March 7, 2025.

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028