Karen Johnson
Batch # 1246245
03/14/2025 11 44 11 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250314-0018901

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows

Kenneth W Kossoff, Trustee
Donna Klugman, Trustee
6421 Smoketree Avenue
Oak Park, California 91377

Send Tax Bill to
Owner

Map-Parcel Numbers
187-09-0-A26-20-0CO

State of TN
County of Willi

The Actual Consid
Value, whichever is
for this transfer is $0 00

Michelle Martin
Affiant

Subscribed and sworn to
before me, this the 5th day
of March, 2025

Jennifer Crowell
Notary Public

My Commission Expires
12/16/25

LEWIS COUNTY TENNESSEE NOTARY PUBLIC STATE OF JENNIFER CROWELL

**QUITCLAIM DEED**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10 00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **KENNETH W KOSSOFF, A MARRIED MAN,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO , **KENNETH W. KOSSOFF AND DONNA KLUGMAN, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE KOSSOFF/KLUGMAN FAMILY LIVING TRUST DATED NOVEMBER 4, 1996 AND ANY AMENDMENTS THERETO,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS

See attached "Exhibit A"

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

Said property is commonly referred to as **4518 Dumfries Alley, Nolensville, TN 37135**

IN WITNESS WHEREOF, the undersigned has executed this instrument this 27th day of February, 2025

Please see attached CA acknowledgement
02-27-2025

Kenneth W Kossoff

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth W Kossoff, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this _____ day of _____, 2025

My commission expires _____ Notary Public

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles )

On 02-27-2025 before me, Ashley Pazirandeh - Notary Public
(insert name and title of the officer)

personally appeared Kenneth W. Kossoff,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ASHLEY PAZIRANDEH
COMM. #2449160
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm Expires June 5, 2027

Signature _____ (Seal)

Document: Quitclaim Deed

**Exhibit A**

Land in Davidson County, Tennessee, being Lot No 262, as shown on the plan of Burkitt Village, Phase Five, Section Two, of record as Instrument No 20160608-0057962, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereto

Being the same property conveyed to Kenneth W Kossoff, A Married Man by Quitclaim Deed from Kenneth W Kossoff, Successor Trustee of The Kossoff Living Trust dated January 16, 1996, and any amendments thereto of record in Instrument No 20250314-0018900 said Register's Office for Davidson County, Tennessee

Being the same property conveyed to Kenneth W Kossoff, a single man and of Trustee of the Kossoff living trust or assignee, by Warranty Deed dated October 29, 2019, from Betty Vilt, a single woman, recorded October 31, 2019, in Instrument Number 20191031-0112135, in the Official Records of Davidson County, Tennessee

**THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED**