Karen Johnson Davidson County
Batch# 1249233 DEEDQC
03/21/2025 02:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250321-0021470

QUITCLAIM DEED

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $0.00.

Sharon Koltis
Affiant

Subscribed and sworn to before me This 21 day of March 2025.

OFFICIAL SEAL
DAVID B FOREMAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 09/04/2026

Notary Public

My Commission Expires: 9-04-2026

Address New Owners as:	Tax Bill To:	Map / Parcel
Sharon Koltis, Trustee 405 National Drive Shorewood, IL 60404	New Owner	086120E16400CO

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Sharon Koltis, an unmarried woman,** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Sharon Koltis, Trustee of the Sharon A. Koltis Trust,** (hereinafter referred to as "Grantee"), all of her interest in the following described parcel of real estate located in Davidson County, Tennessee:

> **Land in Davidson County, Tennessee, being Unit No. 164, on the plan of Riverbrook, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20210701-0089420, amended and restated in Instrument No. 20211112-0150682, amended and restated in Instrument No. 20211207-0162045, amended in Instrument No. 20220118-0006984, Instrument No. 20220222-0019829, Supplemented in Instrument No. 20220701-0076393, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.**

Being the same property conveyed to Sharon Koltis, by Special Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, in record of Instrument No. 20230824-0066196 , Register's Office for Davidson County, Tennessee.

This is the same legal description found in the last instrument of record.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 21 day of March, 2025.

Grantor:

Sharon Koltis

By: Sharon Koltis

OFFICIAL SEAL
DAVID B FOREMAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 09/04/2026

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 21 day of March, in the year 2025, before me the undersigned, Sharon Koltis personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument and acknowledged that they executed it.

WITNESS my hand and official seal or stamp, this 21 day of March, 2025.

Notary Public

My Commission Expires: 9-4-

Certificate of Authenticity

I, Robert J. Notestine III, 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 3/21/25.

AFFIANT SIGNATURE — Date: 3/21/25

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 21 day of March, 2025.

NOTARY'S SIGNATURE

My Commission Expires: 1.24.29

Notary's Seal:

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029