Karen Johnson Davidson County
Batch# 1251602 DEEDQC
03/25/2025 10:11:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250325-0022170

AFTER RECORDING RETURN TO:
Lauren E. Kollinger
4703 Illinois Avenue
Nashville, TN 37209
File No. H-265594-SFB

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

Tax ID No.: 091-11-0-090-00

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 17 day of March, 20 25, by and between **Lauren E. Kollinger, a married person, who took title as an unmarried person, joined by her spouse, David Lowinger,** residing at 4703 Illinois Avenue, Nashville, TN 37209, hereinafter referred to as Grantor(s) and **Lauren E. Kollinger, a married person,** residing at 4703 Illinois Avenue, Nashville, TN 37209, 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: 4703 Illinois Avenue, Nashville, TN 37209

Being the same property conveyed to the Grantor(s) in a Deed recorded on 2/23/2016 under Instrument No. 20160223-0017267 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.

Lauren E. Kollinger

STATE OF North Carolina
COUNTY OF ~~Mecklenburg~~ Iredell
CS

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Lauren E. Kollinger, 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 MECKLENBURG COUNTY, NORTH CAROLINA, this 17 day of March, 20 25.

Notary Public

My Commission expires: 22 SEPTEMBER 2025

CYMANDE L BRYANT
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
September 22, 2025

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.

Affiant

Print Name: LAUREN E KOLLINGER

STATE OF North Carolina
COUNTY OF ~~Mecklenburg~~ Iredell

Subscribed and sworn to before me this 17 day of March, 2025.

Notary Public
My Commission Expires: 22 SEPTEMBER 2025

CYMANDE L BRYANT
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
September 22, 2025

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

Lauren E. Kollinger
4703 Illinois Avenue
Nashville, TN 37209

Name and address of property owner:

Lauren E. Kollinger
4703 Illinois Avenue
Nashville, TN 37209

EXHIBIT A
LEGAL DESCRIPTION

That certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 606, BLOCK 104 ON THE PLAN OF NO. 1 WEST NASHVILLE OF RECORD IN PLAT BOOK PAGES 74 AND 75, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Parcel ID: 091-11-0-090-00

Property commonly known as: 4703 Illinois Avenue, Nashville, TN 37209

Tennessee Certification of Electronic Document

I, GABRIELA GARZIANO-PARKER, 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 MARCH 17th, 2025 (date of document).

Affiant Signature

3/17/2025
Date

STATE OF RHODE ISLAND
COUNTY OF KENT

Subscribed and sworn to before me this 17th day of March, 2025.

Notary Public
My Commission Expires: 12/15/26

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