THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 1317816 DEEDQC
09/03/2025 11:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250903-0070278

QUITCLAIM DEED

This quitclaim deed was prepared without the benefit of a title search.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
George and Janice Debra Kinigopoulos 3028 Seneca Chief Trail Ellicott City, MD 21042	Total Mortgage Services, LLC 185 Plains Road Milford, CT 06461	115-14-0-067.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **George Kinigopoulos, a married man,** by these presents does hereby quitclaim and convey unto **George Kinigopoulos and Janice Debra Kinigopoulos, husband and wife,** their heirs, successors and assigns, all his right, title and interest in and to the following described tract of land:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follow, to-wit:

Land in Davidson County, Tennessee, being Lot No 742 on the Plan of West Meade Farms Inc, Section VII of record in Plat Book 2331, Page 13, 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 Boodia LLC, A Delaware limited liability company by Warranty Deed from Perkins Management LLC dated August 15, 2023, and recorded August 17, 2023, in Instrument No. 20230817-0064239, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to George Kinigopoulos, a married man, by Warranty Deed dated June 24, 2025, and recorded July 1, 2025, in Instrument No. 20250701-0051919, Register's Office of Davidson County, Tennessee.

Commonly known as: 6419 Bresslyn Road, Nashville, Tennessee 37205.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 3rd day of September 2025.

Affiant

My commission expires:
(Affix Seal)

Notary Public

COURTNEY MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 3rd day of September 2025.

George Kinigopoulos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **George Kinigopoulos**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 3rd day of September 2025.

Notary Public

My Commission Expires: 1.24.29



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 3, 2025.

Affiant Signature

3rd day of September, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028