Karen Johnson Batch # 1318156 09/04/2025 11 54 19 AM Fees $12 00 Taxes $0 00 20250904-0070737	Davidson County DEEDQC 2 pgs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**

JAD A DUNCAN NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-26

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August 2025

Notary Public

My Commission Expires 3/3/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
The Kristopher Elias Kawalski Revocable Living Trust	**Same**	**114-08-0C-151.00 CO**
(NAME) **7277 Charlotte Pike, #303**	(NAME)	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Kristopher Elias Kawalski, a married man,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Kristopher Elias Kawalski, Trustee of the Kristopher Elias Kawalski Revocable Living Trust,** established by **The Revocable Living Trust Agreement of the Kristopher Elias Kawalski Revocable Living Trust, Dated August 28, 2025**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No 147 on the Plan of West Park, Phase 3, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq , as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for West Park Homeowners Association, Inc of record in Instrument No 20040304-0024541, as amended by Instrument No 20041221- 0151636 and Instrument No 20050222-0018812, in the Register's Office for Davidson County, Tennessee, and supplemented to Annex Phase 3 by Instrument No 20060202-0013378, and as further set out on a plan of West Park, Phase 3, of record in Instrument No. 20060202-0013378, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Melanie L Sesterhenn, a single woman, by Warranty Deed from David Ssebulime and Marlene Ssebulime, husband and wife, dated 6/14/2019 and recorded 6/17/2019 in Instrument No. 20190617-0057818, in the Register's Office of Davidson County, Tennessee The said Melanie L Sesterhenn is now known as Melanie S. Hallowell.

The undersigned Justin B Hallowell spouse of Melanie Sesterhenn k/n/a Melanie S Hallowell joins in the execution of this instrument for the purpose of conveying to the Grantees all of her right, title, claim and interest in and to the above-described property, including but not limited to, her homestead, dower, and any and all other marital rights

Further being the same property conveyed to Kristopher Elias Kawalski, unmarried man, from Melanie Sesterhenn k/n/a Melanie S. Hallowell, Married, by warranty deed dated May 19, 2022, of record in Instrument No. 20220527-0061722, in the Register's Office of Davidson County, Tennessee

This Conveyance is further made subject to.

Any and all additional existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

Unimproved ( )
This is improved (X) property, known as: **7277 Charlotte Pike, #303, Nashville, TN 37209**

Witness our hands, this the 28th day of August, 2025.

Kristopher Elias Kawalski
KRISTOPHER ELIAS KAWALSKI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KRISTOPHER ELIAS KAWALSKI** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 28th day of August, **2025.**

My Commission Expires: 3/3/2026

JAD A DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Notary Public