Karen Johnson
Batch # 1318156
09/04/2025 11 54 19 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250904-0070738

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF August 20 25

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-2-2026

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**	**131-05-0B-408.00 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 408, FOUR SEASONS CONDOMINIUM, as shown of record in Exhibit "D" of Book 6481, Page 349, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property

Being the same property conveyed to Bonita Ann Pilon, Richard Harold Smith, and Jennifer Pilon Smith, as joint tenants with rights of survivorship by Warranty Deed from Joshua James Floyd, and wife, Elizabeth D Floyd, recorded on the 15th day of August, 2016 in Instrument No. 20160815- 0085006, in the Register's Office of Davidson County, Tennessee

Further being the same property conveyed to Kristopher Elias Kawalski, an unmarried man, from Bonita Ann Pilon and Richard Harold Smith and Jennifer Pilon Smith, as joint tenants with right of survivorship, by warranty deed dated October 5, 2018, of record in Instrument No. 20181010-0100614, in the Register's Office of Davidson County, Tennessee

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in die appropriate public record

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq

Charter of Homeowners Association recorded in Book 4512, Page 162; Book 6855, Page 917 and Book 8176, Page 697

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing FOUR SEASONS CONDOMINIUM of record in Book 6841, Page 349, as amended by instrument(s) of record in Book 6847, Page 122, also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon

Easement for Ingress/Egress, recorded in Book 6869, Page 157, Book 6870, Page 966, Book 6869, Page 162 and Book 7776, Page 889

Easement for Phone Lines, recorded in Instrument No 20010912-0099679

Easement for Broadband Communications, recorded in Instrument No. 20120521-0043888

Easement for Sewer, recorded in Book 5271, Page 430.

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: **408 Summit Ridge Place, Nashville, TN 37215**

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

Notary Public

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