Karen Johnson Davidson County
Batch# 1350729 DEEDQC
11/25/2025 11:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251125-0094067

THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN to before me, this the 24th day of November, 2025.

Notary Public
My Commission Expires: 05/03/2027

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Sickles and Butterflies Living Trust **2505-B Vaulx Lane** **Nashville, Tennessee 37204**	**Sickles and Butterflies Living Trust** **2505-B Vaulx Lane** **Nashville, Tennessee 37204**	**118-02-0K-002.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sarah Epstein-Levi and spouse, Rebecca Epstein-Levi, a married couple** ("Grantors"), by these presents does hereby Quitclaim and convey unto the **Sickles and Butterflies Living Trust dated November 24, 2025** ("Grantee"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit B as shown on Exhibit "C" attached to Declaration of Covenants, Conditions and Restrictions of 2505 Vaulx Town Homes, of record in Instrument No. 20121128-0109013, Register's Office for Davidson County, Tennessee. A "Unit" as shown on the Plat attached as Exhibit "C" to said Declaration is the same as a "Town House" as defined in the Declaration.

BEING the same property conveyed to Sarah Epstein-Levi and spouse, Rebecca Epstein-Levi, by Warranty Deed from Brett Woodruff, unmarried, dated March 1, 2022 and recorded March 2, 2022 in Instrument number 20220302-0023753, in the Register's Office for Davidson County, Tennessee.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **2505-B Vaulx Lane, Nashville, Tennessee 37204**.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 24th day of November, 2025.

GRANTORS:

Sarah Epstein-Levi

Rebecca Epstein-Levi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 24th day of November, 2025, before me personally appeared Sarah Epstein-Levi and Rebecca Epstein-Levi to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 24th day of November, 2025.

Notary Public
My commission expires: 05/23/2027
(SEAL)

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Emily Matheney, 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 November 24, 2025 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 24th day of November, 2025.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 24th day of November, 2025.

Beth Heflin
Notary Public
My commission expires: 9/03/29

(SEAL)

BETH HEFLIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY