QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1351888 DEEDQC
12/01/2025 12:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251201-0095080

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24TH DAY OF NOVEMBER, 2025

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DAKOTA UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

THIS INSTRUMENT WAS PREPARED BY (and return to):

Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

Michelle F. Kuskin Revocable Living Trust dated November 24, 2025	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S) 128-12-0A-094-00
(NAME) **320 Old Hickory Blvd, Unit 1600**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

MICHELLE KUSKIN, AN UNMARRIED WOMAN

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO:

MICHELLE F. KUSKIN, TRUSTEE, OR HER SUCCESSORS IN INTEREST, OF THE MICHELLE F. KUSKIN REVOCABLE LIVING TRUST DATED NOVEMBER 24, 2025, AND ANY AMENDMENTS THERETO

ITS SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND in Davidson County, Tennessee being Unit No. 94, Building 16 on the Plan of Section I, Phase I B, Eagle Ridge at the Reserve, of record in Exhibit "A" to the Master Deed of Eagle Ridge at the Reserve, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 15 to the Master Deed, of record in Instrument No. 20030108-0003688, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Michelle Kuskin, an unmarried woman, by Warranty Deed from Angela K. Hull N/K/A Angela K. Hull-Fisher, a married woman, of record in Instrument No. 20240418-0027888, in the Register's Office of Davidson County, Tennessee, dated April 17, 2024 and recorded on April 18, 2024.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

This is **improved** property known as: 320 Old Hickory Blvd, Unit 1600, Nashville, TN 37221.

Witness our hands this the 24th day of November, 2025.

Michelle Kuskin

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michelle Kuskin**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires:

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

Certificate of Authenticity

I, Dakota W. Underwood, 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

Affiant Signature

November 24, 2025
Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

