Karen Johnson
Batch # 1355152
12/08/2025 09 57 37 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20251208-0097177

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

NEW OWNER:
Theodore & Tamra Litz TR
Austin James Call
Bobbie Gene Call
4253 Longfellow Drive
Nashville, TN 37214

SEND TAX BILLS TO:
NEW OWNER
4253 Longfellow Dr.
Nashville, TN 37214

MAP/PARCEL:
062-02-0B-280.00CO

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **Theodore G. Litz and Tamra H. Litz, Co-Trustees of the Theodore & Tamra Litz Living Trust 1999,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **Theodore G. Litz and Tamra H. Litz, Co-Trustees of the Theodore & Tamra Litz Living Trust 1999 as to a 98% interest, Austin James Call, married, as to a 1% interest, and Bobbie Gene Call, married, as to a 1% interest all as Tenants in Common,,** our entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 264, on the plan of Abbington Park, phase Two, Section One, of record in Instrument No. 20081008-0102227, revised in Instrument No. 20081024-0106746 and by Surveyor's Certificate of Correction in Instrument no. 20081030-0108211, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Theodore G. Litz and Tamra H. Litz, Co-Trustees of the Thoedore & Tamra Litz Living Trust 1999 by Quitclaim Deed from Theodore Litz and Tamra Litz, spouses married to each other of record in Instrument No. 20220118-0006669, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4253 Longfellow Drive, Nashville, TN 37214.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS our hands this the 1st day of December, 2025.

Theodore & Tamra Litz Living Trust 1999

BY: Theodore G. Litz, Trustee

BY: Tamra H. Litz, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Theodore G Litz and Tamra H. Litz, Co-Trustees of the Theodore & Tamra Litz Living Trust 1999 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be the within named bargainors and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal on this the 1st day of December, 2025.

Notary Public

JOHN M. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 3/9/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 1st day of December, 2025.

Notary Public

JOHN M. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 3/9/2027