Karen Johnson Davidson County
Batch# 1362863 DEEDQC
12/30/2025 10:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251230-0103497

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CSW)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:
Kristin E. Butler, Trustee
Kristin E. Butler Trust
1016 Nunnery Lane
Nashville, TN 37221

Send Tax Bills To:
same

Map/Parcel Number:
141 05 0A 031.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Kristin E. Butler (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Kristin E. Butler, Trustee, and her successors in trust, of the Kristin E. Butler Trust dated November 14, 2025 (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 31, on the Plan of Final Plat Avondale Park, Phase 1, Section 1A, "Cluster Lot Subdivision," of record in Instrument No. 20080226-0018937, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Kristin E. Butler, a single woman, by Warranty Deed dated June 21, 2021, from Jonathan D. Etienne and Mary M. Etienne, husband and wife, of record at Instrument No. 20210623-0084674, in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 1016 Nunnery Lane, Nashville, Tennessee 37221.

This Property is being transferred expressly subject to all limitations, restrictions, encumbrances, and other matters of public record that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 14th day of November, 2025.

Kristin E. Butler, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Kristin E. Butler, Grantor, 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 seal at office in Nashville, Tennessee, this 14th day of November, 2025.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires: March 03, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Kristin E. Butler, Affiant

Subscribed and sworn to before me this 14th day of November, 2025.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, 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 14, 2025.

Carolyn S. Wenzel

November 14, 2025

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of November, 2025.

Notary Public

My Commission Expires: 5/8/29

