QUITCLAIM DEED

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF December, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy & Partners, PLLC
2012 21st Avenue S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kymberly Collett Living Trust dated December 22, 2025	**New Owner**	
(NAME) **1706 Long Avenue,**	(NAME)	**94-2-55.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KYM COLLETT, (A/K/A KYMBERLY COLLETT)** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **KYMBERLY COLLETT LIVING TRUST DATED DECEMBER 22, 2025** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Westerly 47.8 feet of Lot No. 228 on the Plan of Edgefield Land Company's First Subdivision, of record in Plat Book 57, Page 130, Register's Office for said County.

Said part of Lot No. 228 fronts 47.8 feet on the Southerly side of Long Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Kym Collett by Warranty Deed from JGLAC, GP, a Tennessee General Partnership, filed for record on 3/1/2018 as Instrument Number 20180301-0019473, Register's Office for Davidson County, Tennessee. The herein described property being sole and separate property of Grantor having never been the residence of her spouse.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1706 Long Avenue, Nashville, Tennessee 37206**.

Karen Johnson
Batch # 1362998
12/30/2025 01:09:49 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20251230-0103676

Witness my/our hand(s) this the 22 day of December, 2025.

Kym Collett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22 of December, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy & Partners, PLLC
2012 21st Avenue S
Nashville, TN 37212