Karen Johnson Davidson County
Batch# 1363186 DEEDQC
12/30/2025 03:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251230-0103948

PREPARED BY:

Elaheh Z. Wiles, Esq.
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615.208.4532 | ELAHEH@HAZARD.LAW
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Elizabeth Graves
AFFIANT

Subscribed and sworn to before me on this day, December 30, 2025.

Hannah Jones
Notary Public

My Commission Expires: _____

HANNAH JONES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON MY COMM. EXPIRES OCTOBER 24, 2028

New Owner Address:
The End Revocable Trust
1308 Shelby Avenue
Nashville, TN 37206

Send Tax Bills To:
Same

Map-Parcel Number:
083 13 0 268.00

QUITCLAIM DEED

Nicholas John Vasuta and Elizabeth Ann Birkitt Graves (a/k/a Elizabeth Ann Birkitt Graves Vasuta) (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **The End Revocable Trust**, dated December 30, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **December 30, 2025**.

Nicholas John Vasuta

Elizabeth Ann Birkitt Graves

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Nicholas John Vasuta and Elizabeth Ann Birkitt Graves**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, December 30, 2025.

Notary Public

My Commission Expires: _____

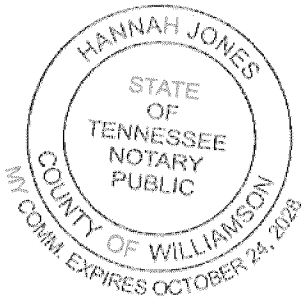


EXHIBIT A

Being Lot No. 85 on the Payne, Blakemore and Cummings Addition to East Nashville A Plan, of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee. Said Lot No. 85 fronts 50 feet on the south side of Shelby Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Nicholas John Vasuta and Elizabeth Ann Birkitt Graves from National Residential Nominee Services Inc., a Corporation organized and existing under the laws of the State of Delaware, with an office and principal place of business at 2600 Dallas Parkway, Suite 550, Frisco, TX 75034, by deed of record in Instrument No. 20200416-0040018, Register's Office for Davidson County, Tennessee.

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

This property is commonly known as 1308 Shelby Avenue, Nashville, TN 37206.

CERTIFICATE OF AUTHENTICITY

I, Sophie L. Buntin, Esq., do hereby make oath that I am a licensed attorney and 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 December 30, 2025.

Affiant Signature

12-30-25
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
December 30, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028