Karen Johnson Davidson County
Batch # 1371010 DEEDQC
01/20/2026 08:40:48 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260120-0004235

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Parcel ID Number:
Kojetin Community Property Trust 3493-B Granny White Pike Nashville, TN 37204	Same as Owner	117-12-0S-002.000 CO

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Douglas Kojetin** and **Erica Ramey Kojetin**, as Grantors, by these presents do hereby quitclaim and convey unto **The Kojetin Community Property Trust, U/A Dtd. the** 15th **day of January, 2026**, as Grantee, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

PLEASE SEE ATTACHED EXHIBIT "A"

This conveyance is improved real property known as 3493-B Granny White Pike, Nashville, Tennessee 37204.

This conveyance is made subject to (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; and (2) any and all applicable governmental and/or zoning regulations.

IN WITNESS WHEREOF I have hereunto set my hand and seal on this 15 day of January, 2026.

Douglas Kojetin

Erica Ramey Kojetin

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Sadie Guzik, a Notary Public in and for said County, **Douglas Kojetin** and **Erica Ramey Kojetin**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of January, 2026.

Notary Public

My Commission Expires: 07/06/2026

SADIE MARIE GUZIK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

Douglas Kojetin

Subscribed and sworn to before me, this 15th day of January, 2026.

Notary Public

My Commission Expires: 07/06/2026

SADIE MARIE GUZIK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. B on the Plan of Homes at 1402 Woodmont, a Horizontal Property Regime with Private Elements attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160302-0019981, as amended in Instrument No. 20160908-0094816, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

And being the same property conveyed to Douglas Kojetin and Erica Ramey Kojetin, husband and wife, by Warranty Deed from Jennifer L. Jernigan, and of record as Instrument No. 20230515-0035938, Register's Office for Davidson County, Tennessee, to which said reference is hereby made for a more complete and accurate legal description.