Karen Johnson Davidson County
Batch# 1380423 DEEDQC
02/12/2026 02:48:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260212-0011343

QUITCLAIM DEED

MAIL RECORDED DEED TO:

JENNIFER S. KISTNER, TRUSTEE
940 GALE LANE #108
NASHVILLE, TN 37204

OWNER (SEND TAX BILLS TO):

JENNIFER S. KISTNER, TRUSTEE
940 GALE LANE #108
NASHVILLE, TN 37204

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JENNIFER S. KISTNER, TRUSTEE, under THE JENNIFER S. KISTNER LIVING TRUST (herein, "Grantor"), whose address is 940 Gale Lane #108, Nashville, TN 37204, hereby bargains, sells, remises, releases, quit claims and conveys to JENNIFER S. KISTNER, TRUSTEE, or any successors in trust, under THE JENNIFER S. KISTNER LIVING TRUST dated November 18, 2019 and any amendments thereto (herein, "Grantee"), whose address is 940 Gale Lane #108, Nashville, TN 37204, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 940 Gale Lane #108, Nashville, TN 37204

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(1)(D) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 29 day of January, 2026.

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PIN NO: 118-050A-02800

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

THE JENNIFER S. KISTNER LIVING TRUST

JENNIFER S. KISTNER, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, JENNIFER S. KISTNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the trustee of THE JENNIFER S. KISTNER LIVING TRUST, and that that the foregoing instrument was executed on behalf of said trust pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 29 day of January, 2026.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 05/08/2029

DENNIS LEE SLAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

Grantee:

THE JENNIFER S. KISTNER LIVING TRUST dated November 18, 2019

JENNIFER S. KISTNER, Trustee

Subscribed and sworn to under oath before me, this 29 day of January, 2026 by JENNIFER S. KISTNER, as Trustee of THE JENNIFER S. KISTNER LIVING TRUST dated November 18, 2019.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 05/06/2029

DENNIS L LEWIS, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

[Legal Description]

ALL THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF DAVIDSON AND THE STATE OF TENNESSEE KNOWN AND DESCRIBED AS FOLLOWS, TO WIT:

BEING BUILDING 7, APARTMENT A, ST. MARTIN SQUARE, NOW KNOWN AS 12 SOUTH TOWERS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4460, PAGE 186, AND AMENDED IN INSTRUMENT NO. 20031107-0163683, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Document #20210105-0001086 on January 5, 2021.

PIN NO: 118-050A-02800

STREET ADDRESS:

940 Gale Lane #108, Nashville, TN 37204

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, Edwin Mosso, do 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 1/29/26 (date of document).

Affiant Signature

2/3/26
Date

State of NEW YORK

County of NEW YORK

Sworn to and subscribed before me this 3 day of FEBRUARY, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 2/5/2026

NOTARY'S SEAL

CHARLENE GORDON
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01GO6370571
Qualified in Kings County
Commission Expires February 5, 2026