QUITCLAIM DEED

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL ID.
Kristan T. Kivilaan and Kelley B. Kivilaan, Co-Trustees Kivilaan Tennessee Community Property Trust 2720 Bluefield Avenue Nashville, TN 37214	same as new owner	096 01 0 097.00

THIS INSTRUMENT WAS PREPARED BY:
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Phone: 615-293-5598 - Fax: 615-791-6096 - Email: eadams@adamslaw-tn.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-

KRISTAN T. KIVILAAN, Affiant

Subscribed and sworn to before me,
this 11th day of March, 2026.

NOTARY PUBLIC
My Commission Expires: March 9, 2027.

ELIZABETH L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson
Batch # 1394957
03/19/2026 08:26:30 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260319-0021781

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, KRISTAN T. KIVILAAN and wife, KELLEY B. KIVILAAN, "Grantor," by these presents, does hereby quitclaim and convey unto KRISTAN T. KIVILAAN AND KELLEY B. KIVILAAN, AS CO-TRUSTEES OF THE KIVILAAN TENNESSEE COMMUNITY PROPERTY TRUST, dated March 16, 2026, "Grantee," their successors and assigns all of their interest in and to the following described property with all improvements located thereon, lying situate and being in Davidson County, Tennessee, bounded and described as follows:

PROPERTY lying in central Davidson County, Tennessee near the junction of Donelson Pike and Lebanon Road (U.S. Hwy 70) and being all of Lot 1 of the A.V. Wallace Subdivision as shown on plat of record in Instrument No. 201001080002112 in the Register's Office of Davidson County, Tennessee, and bounded on the north by the property of the Tennessee Central Railroad; on the east by Lot 2 of the A.V. Wallace Subdivision; on the south by Bluefield Avenue, and on the west by Lot 18 of the Bluefield Subdivision of record in Plat Book 843, Page 16, R.O.D.C. and being more particularly described as follows:

Beginning on an iron pin in the north margin of Bluefield Avenue and being the common front corner of Lot 18 of the Bluefield Subdivision and Lot 1 of the A.V. Wallace Subdivision and being located approximately 782.56' west of the intersection of Bluefield Avenue and Donelson Pike; thence leaving the north margin of Bluefield Avenue with the east line of aforesaid lot 18, N-38° 15' 55"-E, 209.00' to an iron pin; thence N-3° 50' 27"-E, 120.09' to an existing iron pipe; thence N-3° 50' 11"-E, 77.12' to an iron pin set at the northeast corner of lot 17 of the Bluefield Subdivision; thence N-64° 27' 16"-W, 63.51' to an iron pin set in the north line the Bluefield Subdivision; thence N-27° 51' 28"-E, 25.99' to the south margin of the Tennessee Central Railroad Right-of-way; thence with the south margin of the railroad right-of-way around a curve to the left and having a radius of 2,187.31' with a chord bearing S-64° 26' 33"-E, 180.60' to an iron pin set on the south margin of the railroad right-of-way; thence S-22° 22' 57"-W, 241.43' to an iron pipe found; thence S-26° 38' 19"-W, 193.36' to an existing iron pin on the north margin of Bluefield Avenue; thence the north margin of Bluefield Avenue around a curve to the right and having a radius of 486.46' and a chord bearing N-52° 25' 54"-W, and a chord distance 101.56' to an iron pin, the point of beginning and containing 0.87 acres, 37,839 square feet according to a survey by Galyon Northcutt Surveying revised January 4, 2010 which survey is of record in Instrument No. 201001080002112 in the R.O.D.C.

This property is subject to a 30' electric utility easement entering at approximately the center of the lot proceeding northwardly and northwestwardly across the northwest portion of this lot. Additionally, this property is subject to a 25' landscape easement, and the property is conveyed with and subject to a 20' joint use egress/ingress easement at the rear of the lot for access to and from Donelson Pike, all of which is depicted on the plat of the A.V. Wallace Subdivision of record in Instrument No. 201001080002112, R.O.D.C.

BEING the same property conveyed to Kristan T. Kivilaan and wife, Kelley B. Kivilaan, by Quitclaim Deed from Richard T. Wallace, Trustee of the Wallace Family Trust UTD dated December 2, 1991, with full power to convey or encumber the demised premises without joinder of beneficiaries, of record in Instrument No. 20100225-0014554, Register's Office for Davidson County, Tennessee.

This is improved property known as 2720 Bluefield Avenue, Nashville, TN 37214.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 16th day of March, 2026.

KRISTAN T. KIVILAAN

KELLEY B. KIVILAAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KRISTAN T. KIVILAAN and KELLEY B. KIVILAAN with whom I am personally acquainted, and who acknowledged that he and she executed the within instrument for the purposes therein contained.

WITNESS, my hand and official seal this 16 day of March, 2026.

Elizabeth L. Adams
Notary Public

My Commission Expires: March 9, 2027

