Karen Johnson Davidson County
Batch# 1395337 DEEDQC
03/20/2026 09:34:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260320-0022257

This Instrument Prepared By:
Reginal Harrion, Esq.
o/b/o DeedPro, LLC
1349 Galleria Drive, Suite 100
Henderson, NV 89014
Phone: 702-736-6400

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	MAIL TAX STATEMENT TO:	MAP PARCEL NUMBERS:
Adam Kan, et al	Adam Kan, et al	Map/Parcel:
717 West Meade Drive	717 West Meade Drive	115 07 0 090.00
Nashville, TN 37205	Nashville, TN 37205	

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Adam Kan and Victoria Kan, formerly known as Victoria Reed, married, who acquired title as unmarried individuals, as joint tenants with right of survivorship** by these presents do hereby quitclaim and convey unto the said **Adam Kan and Victoria Kan, married, as joint tenants with right of survivorship and not as tenants in common**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to update name and marital status.

This is unimproved ( ) property known as 717 West Meade Drive, Nashville, TN 37205
Improved ( )

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 14 day of MARCH, 2026, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Adam Kan

Victoria Kan

f/k/a Victoria Reed

ACKNOWLEDGMENT

STATE OF TN)

COUNTY OF DAVIDSON) **SS**

Personally appeared before me, MARK GROLL, a Notary Public in and for said County and State, Adam Kan and Victoria Kan f/k/a Victoria Reed the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at DAVIDSON this 14 day of MARCH, A.D., 2026.

NOTARY STAMP/SEAL

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Notary Commission Expires: 3/8/27

AFFIDAVIT OF VALUE

STATE OF TN)

COUNTY OF DAVIDSON) **SS**

The actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code - (4).

Subscribed and sworn to before me this the 14 day of MARCH, 2026.

(Affix Seal)

Affiant - Adam Kan

Notary Public

My Commission Expires: 3/8/27

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 346 ON THE PLAN OF WEST MEADE FARMS INC., SECTION "M", AS OF RECORD IN PLAT BOOK 2133, PAGE 107, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same property conveyed to Adam Kan, an unmarried man, and Victoria Reed, an unmarried woman, as joint tenants with right of survivorship by Deed from Joseph M. Whelan and Jerri H. Whelan, husband and wife of record in Document No. 20240503-0032573, said Register's Office.

Certificate of Authenticity

I, Tracey L. Rusin, 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 03/14/2026.

Date

Tracey L Rusin

Affiant Signature

03/17/2026

Date

State of New York

County of Monroe

Sworn to and subscribed before me this 17 day of March, 20 26 .

Christine N. Lawson

Notary's Signature

Notary Signature

My Commission Expires: 02/22/2028 Date

Notary's Seal (if on paper)

Christine N. Lawson
Notary Public, State of New York
Reg. No. 01LA6337415
Qualified in Ontario County
Commission Expires February 22, 2028