Karen Johnson
Batch # 1402099
04/06/2026 11:50:34 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260406-0027296

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 DAVID HERLITZKA, AFFIANT Subscribed and sworn to before me, this 13th day of March 2026. NOTARY PUBLIC My Commission Expires: 7-3-2028

LAURA YATES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/03/2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
DAVID A. HERLITZKA and ANN ELIZABETH HERLITZKA, CO-TRUSTEES 2302 Hampton Avenue Nashville, Tennessee 37215	New Owner	Map and Parcel No.: 117-06-0-048.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, **David Herlitzka and wife, Ann Herlitzka**, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto **David A. Herlitzka and Ann Elizabeth Herlitzka, Co-Trustees of the Herlitzka Joint Revocable Trust, dated January 13, 2026,** its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 2302 Hampton Avenue, Nashville, Tennessee 37215, and more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly 105 feet of the easterly 255 feet of the northerly part of Lot No. 16 on the Plat of Hillsboro Heights, not of record, described according to a survey made by W. B. Southgate, Engineer, May, 1910, as follows:

Beginning on the northerly margin of Hampton Avenue at a point 150 feet west of the center line of 23rd Avenue South, said point being the southwest corner of the property conveyed to Wm. A. Bass and wife, by deed from Loiette Hampton Hume et al., of record in Book 1003, page 298, Register's Office for said County; thence with the northerly margin of Hampton Ave. westwardly 105 feet to the southeast corner of the property conveyed to Mrs. Louise McLaughlin Harwell by deed from Loiette Hampton Hume et al., of record in Book 999, page 235, said Register's Office; thence with said Harwell's easterly line, northwardly 341.8 feet, more or less, to the southerly line of Lot No. 4 ; thence with said line eastwardly 105 feet to the northwest corner of said Bass property; thence with said Bass' westerly line, southwardly 341 feet, more or less, to the beginning.

Being the same property conveyed to David Herlitzka and wife, Ann Herlitzka, from William A. Saunders and wife, Abbe Saunders, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20041021-0126895.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 13th day of March 2026.

David Herlitzka, Grantor

Ann Herlitzka, Grantor

STATE OF TENNESSEE)

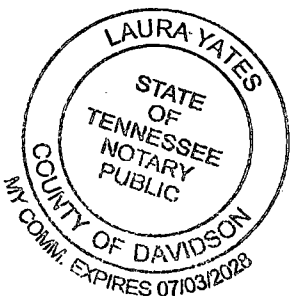
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **David Herlitzka**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of March 2026.

Laura Yates
Notary Public

My Commission Expires: 7-3-2028



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Ann Herlitzka**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of March 2026.

Laura Yates
Notary Public

My Commission Expires: 7-3-2028

