Karen Johnson
Batch # 1402099
04/06/2026 11:50:34 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260406-0027297

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 A. 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.: 117-04-0-410.00

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 A. Herlitzka and Ann E. Herlitzka, husband and wife**, (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 1721 Sweetbriar Avenue, Nashville, Tennessee 37212 , and more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot 2, Resubdivision of Lot 259 on the Plan of Belmont Land Company's Belmont Heights, as shown on Plat of record in Plat Book 5190, Page

272, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David A. Herlitzka and Ann E. Herlitzka, husband and wife, from Alessandro Rustioni, a single person, by Warranty Deed recorded in the Register's Office of said county and state as Instrument No. 20090403-0030389.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 5190, Page 272; and Book 2096, Page 392, Register's Office for Davidson County, Tennessee.

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 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 A. Herlitzka, Grantor

Ann E. 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 A. 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.

Notary Public

My Commission Expires: 7-3-2028

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

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 E. 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

