Karen Johnson Davidson County
Batch# 1404474 DEEDQC
04/10/2026 02:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260410-0029362

THIS INSTRUMENT PREPARED BY:
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GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 30th day of March, 2026.

ASHLEY WISER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 5/24/28

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Susannah Landers Gianikas, Trustee 309 White Bridge Road Nashville, TN 37209	SAME	104 06 0 017.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **TIMOTHY GIANIKAS** ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **SUSANNAH LANDERS GIANIKAS, Trustee of the GIANIKAS 2026 FAMILY TRUST under agreement dated March 30, 2026** ("Grantee"), all right, title and interest of the Grantor in and to a certain tract or parcel of land in Davidson County,

Tennessee, being more particularly described as follows:

Being the southwesterly 75 feet of the northeasterly 120 feet of Lot No. 7 on the original map of West End Park, as of record in Book 161, page 47, Register's Office for said County. Said lot is also shown on the Revised Map of West End Park, as of record in Book 421, pages 82 and 83, Register's Office for said County, described as follows:

BEGINNING on the line between Lots Nos. 3 and 7 at a point 45 feet South 36 degrees 45 minutes West from the corner of Lots 2, 3, 7 and 8; thence with the line between said Lots 3 and 7, South 36 degrees 45 minutes West 75 feet; thence North 53 degrees 15 minutes West to the southeasterly margin of Park or First Street; thence with the southeasterly margin of said street, northeasterly 77 feet 2 inches to a point opposite the beginning; thence South 53 degrees 15 minutes East to the beginning,

Being the same property conveyed to Timothy G. Gianikas by deed from Linda L. Coleman, being the one and same person as Linda Pratt Hackett, and husband, Billy G. Coleman, by deed of record in Book 5838 page 737, Register's Office for Davidson County, Tennessee. Timothy G. Gianikas conveyed a one-half (1/2) undivided interest in the subject property to Ronnie Shacklett, as tenant in common, by deed of record in Book 6004, page 200, Register's Office for Davidson County, Tennessee. Charles Ronald Shacklett, being one and the same as Ronnie Shacklett, conveyed his one-half (1/2) undivided interest in the subject property to Timothy Gianikas by Installment Deed of record in Book 9507, page 756, Register's Office for Davidson County, Tennessee.

This is improved property known as 3315 Fairmont Drive, Nashville, TN 37203.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

{Signature page to follow}

WITNESS my hand this 30th day of March, 2026.

GRANTOR:

Timothy Gianikas

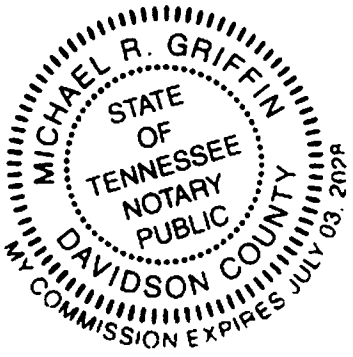
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **TIMOTHY GIANIKAS**, 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, at office, this 30th day of March, 2026.

Notary Public

My Commission Expires: 07/03/2028



True Copy Certification

I, Michael R. Griffin, 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 March 30, 2026.

Affiant Signature

Date: April 10, 2026.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 10th day of April, 2026.

Notary's Signature

My Commission Expires: 6/17/27

Notary's Seal

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY