Karen Johnson Davidson County
Batch# 1404474 DEEDQC
04/10/2026 02:09:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260410-0029363

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

ASHLEY WISER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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.

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 11 0 201.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **TIMOTHY GIANIKAS, as to an undivided one-half (1/2) interest** ("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:

> A tract or parcel of land located in Nashville, Davidson County, Tennessee, more particularly described according to a survey by A&A Engineers, Inc., dated May 1, 1985, bearing Job Number 2115-83, as follows:
>
> BEGINNING at an iron pin located at the intersection of the easterly right-of-way margin of Convent Place and the northerly right-of-way margin of Portland Avenue; thence with said easterly right-of-way margin of Convent Place North 02 degrees 30 minutes 50 seconds East 100.0 feet to an iron pin; thence South 86 degrees 36 minutes 50 seconds East 222.0 feet to a point in the westerly right-of-way margin of Calhoun Avenue; thence with said westerly right-of-way margin of Calhoun Avenue South 01 degree 22 minutes 05 seconds West 100.0 feet to a point in the northerly right-of-way margin of Portland Avenue; thence with said northerly right-of-way margin of Portland Avenue North 86 degrees 37 minutes 48 seconds West 224.0 feet to the point of beginning, containing 0.52 acre, more or less.
>
> Being the same property conveyed to John Gianikas and Timothy Gianikas by deed from Rose Breyer Martin, Terry B. Martin and Amy J. Martin of record in Book 6033, page 339, Register's Office for Davidson County, Tennessee, and being further conveyed to John Gianikas, Timothy Gianikas and Georganne Gianikas, by quitclaim deed from John and Timothy Gianikas and our wives Susan Gianikas and Suzannah Gianikas (correctly known as Susannah Gianikas), and James H. Porter, an unmarried person as, Trustee, creating a tenancy in common, of record in Book 6571, page 851, Register's Office for Davidson County, Tennessee. Georganne Gianikas quitclaimed her undivided one-third (1/3) interest in the subject property to John G. Gianikas and Timothy Gianikas, as tenants in common, by quitclaim deed of record in Book 11678, page 820, Register's Office for Davidson County, Tennessee, leaving them each with an undivided one-half (1/2) interest in the subject property. John G. Gianikas further conveyed his undivided one-half (1/2) interest in the subject property to Lillian Marie Taylor, Trustee of the Susan Gianikas 2023 Irrevocable Trust under agreement dated December 31, 2023, by quitclaim deed of record in Instrument No. 20240201-0007288, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1908 Convent Place, Nashville, TN 37212.

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

By virtue of the previous deeds and the quitclaim herein, title to the subject property is

vested in Lillian Marie Taylor, Trustee of the Susan Gianikas 2023 Irrevocable Trust under agreement dated December 31, 2023, as to an undivided one-half (1/2) interest, and Susannah Landers Gianikas, Trustee of the Gianikas 2026 Family Trust under agreement dated March 30, 2026, as to an undivided one-half (1/2) interest.

{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

MICHAEL R. GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03 2028

True Copy Certification

I, Michael P. 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