QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1404857 DEEDQC
04/13/2026 02:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260413-0029971

File #25-TL-0212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF April, 2026.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amanda Karistai	**Same as New Owner**	
(NAME)	(NAME)	**084 14 0 023.00**
212 Bermuda Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DANIEL RYAN KARISTAI, AN UNMARRIED MAN,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **AMANDA R KARISTAI, AN UNMARRIED WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 95 as shown on Map of DONELSON MEADOWS, SECTION TWO, of record in Plat Book 2133, Pages 100 and 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 95 fronts 184.5 feet on the Westerly side of Bermuda Drive and runs back 279.3 feet on the Northerly line and 280.9 feet on the Southerly line, to a dead line measuring 122.5 feet thereon.

Being the same property conveyed to Daniel Ryan Karistai and Amanda Richelle Karistai, husband and wife, by Warranty Deed from Cedar + Stone Homes LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210604-0075363, in the Register's Office of Davidson County, Tennessee, dated June 02, 2021, and recorded on June 04, 2021.

The said Daniel Ryan Karistai and Amanda Richelle Karistai have since divorced pursuant to Docket No. 23D-536, in the Chancery Court for Davidson County, Tennessee.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ **unimproved** __X___ **improved** property known as: 212 Bermuda Drive, Nashville, TN 37214.

Witness my/our hand(s) this the 10 day of April, 2026.

Daniel Ryan Karistai

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of October, 2025, before me personally appeared Daniel Ryan Karistai, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10 day of ~~September, 2025.~~ April, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

RETURN TO:
Amanda Karistai
212 Bermuda Drive
Nashville, TN 37214

True Copy Certification

I, **Tammy Carney,** 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 this the 10 day of April, 2026.

Affiant Signature

Date 4.10.26

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027