Karen Johnson Davidson County
Batch# 1409619 DEEDQC
04/22/2026 08:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260422-0033061

QUITCLAIM DEED

MATTIE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
11/05/2029
DAVIDSON COUNTY

O-CC-19-1431

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF April, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/05/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Camille Alston and Kevin Kazlauskas	**New Owner**	
(NAME) **1431 Pawnee Trail,**	(NAME)	**063-02-0-148.00 AND 063-02-0-139.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS)	
(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, **CAMILLE ALSTON, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAMILLE ALSTON, A SINGLE PERSON AND KEVIN KAZLAUSKAS, A SINGLE PERSON, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, 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. 19 and 20, on the Plan of Nawakwa Hills of record in Plat Book 843, Page (s) 36 and 37, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 67.0 feet on the Southerly side of Cortez Court and runs back 143.5 feet on the Westerly line and 146.0 feet on the Easterly line to a broken rear line on which it measures 97/7 feet.

Being the same property conveyed to Camille Alston by Warranty Deed from Katherine Bates, unmarried by Warranty Deed dated April 30, 2019 and recorded in Instrument Number20190508-0043223 , Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1431 Pawnee Trl, Madison, Tennessee 37115**.

Witness my/our hand(s) this the 21 day of April, 2026.

Camille Alston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAMILLE ALSTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21 day of April, 2026.

Notary Public
My Commission Expires: 9-16-29
(SEAL)

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT
CERTIFICATE OF AUTHENTICITY

I, Brian Mitchell, 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 April 21, 2026 (date of document).

Brian Mitchell

Affiant Signature

Date April 21, 2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this the 21st day of April 2026.

Mattie Martin

Notary's Signature

MY COMMISSION EXPIRES: 11/05/29

