This instrument prepared by:
Pooja R. Bery, BPR #038652
Bery Law PLLC
214 19th Ave N
Nashville, TN 37203
Prepared from information received from Grantor
No title search requested or performed.

EXECUTOR'S QUITCLAIM DEED	**STATE OF COLORADO** **COUNTY OF** Boulder THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00. Affiant *Subscribed and sworn before me this* 4th *day of* May, *2026.* Notary Public My commission expires: 9-17-2029 (Affix Seal)

Karen Johnson
Batch # 1421802
05/18/2026 02:09:16 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260518-0044410

BRUCE K BOWMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19974013355
MY COMMISSION EXPIRES SEPTEMBER 17, 2029

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Shannon Kiss 1370 Trail Ridge Rd Longmont, CO 80504	Shannon Kiss 1370 Trail Ridge Rd Longmont, CO 80504	Map 130-1 Parcel 20 CO

THIS INDENTURE made and entered into on this 4th day of May, 2026, between **SHANNON KISS, Executor of the Estate of Susan Strauss, Deceased** ("Grantor") and **Shannon Kiss** ("Grantee").

W I T N E S S E T H:

WHEREAS, SUSAN STRAUSS died on October 3, 2021.

WHEREAS, the Last Will and Testament of SUSAN STRAUSS was admitted to probate in the Circuit Court for Davidson County, Tennessee, under Case No. 22P1419.

WHEREAS, Shannon Kiss is the duly appointed Executor of the Estate of Susan Strauss;

WHEREAS, by Order of the Circuit Court for Davidson County, Tennessee, entered in Case No. 22P1419, the Court authorized the Executor to distribute the property described herein;

WHEREAS, under the terms of the Will, as modified by the Disclaimer of Sean Christopher Strauss, Shannon Kiss is the sole beneficiary of the Estate;

NOW, FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor, solely in her capacity as Executor of the Estate of Susan Strauss, does hereby grant, bargain, sell, remise, release, and by these presents does remise, release, and forever quitclaim unto the Grantee, her heirs and assigns, all of Grantor's right, title, and interest, claim, or demand said Grantor has or may have in and to the following described premises, to-wit:

BEING Unit C-4, Belle Meade Terrace, 116 Harding Place, Nashville, Tennessee 37205, as of record in Plat Book 5200, page 325, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Jean Anderson by Warranty Deed in Book 11270, Page 2, Register's Office for Davidson County, Tennessee. ✯

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR. THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE, OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

This conveyance is made by the Grantor solely in a fiduciary capacity and without covenants of warranty, express or implied, and conveys only such interest as is vested in the Estate of Jean Anderson.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

SHANNON KISS
In her capacity as Executor
of the Estate of Susan Strauss

✯ Source of title: 20260518-0044409

STATE OF COLORADO)
COUNTY OF Boulder)

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **SHANNON KISS**, Executor of the Estate of Susan Strauss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 4th day of May, 2026.

Notary Public
My Commission Expires: 9.17.2029

BRUCE K BOWMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19974013355
MY COMMISSION EXPIRES SEPTEMBER 17, 2029