Karen Johnson Davidson County
Batch# 1421959 DEEDQC
05/19/2026 10:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260519-0044738

This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Andrew S. Levitre, et ux 2012 Sunset Hills Terrace Nashville, TN 37215	Same	145 00 0 126.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **ANDREW S. LEVITRE and KAITLIN A. LEVITRE, Trustees of the Levitre Family Trust**, ("**Grantors**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **SUNSET ESTATE, LLC**, a Tennessee Limited Liability Company, and its successors, heirs and assigns. The real estate is described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of 2002 Tyne, as of record in Plat Book 6900, Page 298, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Andrew S. Levitre and Kaitlin A. Levitre, Trustees of the Levitre Family Trust by Warranty Deed from Trey Cushman, married, of record in Instrument No. 20210324-0038822, dated March 22, 2021 and recorded on March 24, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 2002 Tyne, as recorded in Plat Book 6900, Page(s) 298.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7341, Page 704.

Easement for Utility, recorded in Book 11397, Page 584.

The foregoing conveyance is also subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

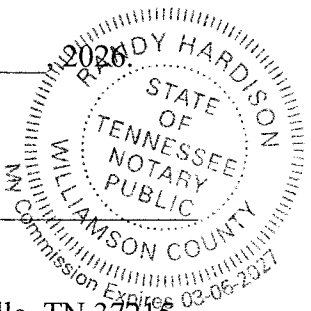
STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~/ **WILLIAMSON**

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 18 day of May 2026.

Affiant

Notary Public My Commission Expires:



This is improved property known as 2012 Sunset Hills Terrace, Nashville, TN 37215.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 18 day of May, 2026.

LEVITRE FAMILY TRUST

By:
Andrew S. Levitre, Co-Trustee

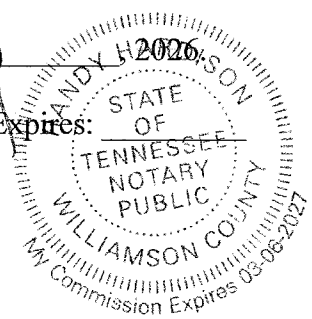
By:
Kaitlin A. Levitre, Co-Trustee

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ **WILLIAMSON**

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named **ANDREW S. LEVITRE and KAITLIN A. LEVITRE, Trustees of the Levitre Family Trust**, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, stated that they are the Trustees of the Levitre Family Trust, the within named Grantors, and that in such capacity, they being authorized so to do, executed the within instrument for the purposes therein contained, on behalf of the Levitre Family Trust.

Witness my hand and official seal this 18 day of May 2026.

NOTARY PUBLIC My Commission Expires:



Certificate of Authenticity

I, Mandy Mayhew, 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 true and exact copy of the original document executed and authenticated according to law on

May 18, 2026.

Date

Mandy Mayhew

Affiant Signature

May 18, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18th day of

May, 2026.

Notary Signature

My Commission Expires:

PATRICIA D CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-05-2030