Karen Johnson Davidson County
Batch# 1429453 DEEDQC
06/08/2026 12:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260608-0051478

This instrument prepared by:
COOL SPRINGS LAW FIRM
Attorney at Law
5115 Maryland Way, Suite 100
Brentwood, Tennessee 37027

New owner:	Send tax bills to:	Tax Map/Parcel No:
KULINSKI TRUST 628 Collinscrest Court Nashville, TN 37221	Fredricka Kulinski 628 Collinscrest Court Nashville, TN 37221	155-120-B-008 00-CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, I, Fredricka Kulinski Grantor, quitclaims to Fredricka Strumpf Kulinski as Trustee of the **KULINSKI TRUST dated the 4th day of June 2026**, Grantee, its successors and assigns, all of their right, title and interest in and to the following described real estate situated in Davidson County, Tennessee, to wit:

> LAND in Davidson County, Tennessee, being all of Lot No. 8 on the plan of Collins Crest Subdivision, of record in Instrument No. 20060105-0001456, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Fredricka Kulinski by warranty deed from Mark L. Tant and Brenda S. Tant, dated August 30, 2016, of record in Instrument No. 201608300-0091041 said Register's Office.

This is ___improved property known as 628 Collinscrest Court Nashville, TN 37221.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises. The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS DEED WAS PREPARED UPON INFORMATION PROVIDED BY THE PARTIES. THE PREPAROR MAKES NO REPRESENTATIONS REGARDING THE TITLE TO THE PROPERTY AND NO TITLE SEARCH WAS DONE.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 4th day of June 2026.

Fredricka Kulinski, Grantor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, Notary Public of said County and State, Fredricka Kulinski, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, by signing their name.

Witness my hand, at office, this 4th day of June 2026.

Notary Public

My commission expires: 10/1/28

TODD MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/01/2028
WILLIAMSON COUNTY

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $-0-.

Affiant/Grantee

Subscribed and sworn to before me this 4th day of June 2026.

Notary Public

My commission expires: 10/1/28

TODD MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/01/2028
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Todd Moore, 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 of the original document executed and authenticated according to law on **4th day of June 2026.**

Signed this 4th day of June 2026.

Todd Moore

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 4th day of June, 2026.

Notary Public
My Commission Expires:
4/22/30

