Karen Johnson
Batch # 1438848
06/29/2026 09:43:58 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20260629-0058462

THIS INSTRUMENT PREPARED BY:

J. DAVID DILLON
DILLON ESTATE COUNSEL, PLC
P.O. BOX 158129
NASHVILLE, TN 37215-8129
PH. 615-970-7068

The actual considera
whichever is greater is $0.

Dorothy Jean Kaminski
Grantor

Sworn to and subscribed by me, this 25 day of June, 2026.

J. David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Public
My commission expires: 3/9/2027

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Dorothy and Michael Kaminski,Co-Trustees 426 Prestwick Ct. Nashville, TN 37205	SAME	104-14-0H-043.00 CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, DOROTHY JEAN KAMINSKI (hereinafter "Original Grantor") does hereby quitclaim and convey unto DOROTHY JEAN KAMINSKI and husband MICHAEL JAMES KAMINSKI, wife and husband, and DOROTHY JEAN KAMINSKI and husband MICHAEL JAMES KAMINSKI, (hereinafter "Grantor") by these presents do further and subsequently quitclaim and convey unto MICHAEL JAMES KAMINSKI and DOROTHY JEAN KAMINSKI, TRUSTEES OF THE KAMINSKI FAMILY TRUST, A REVOCABLE COMMUNITY PROPERTY TRUST AGREEMENT Amended and Restated June 25, 2026, (hereinafter "Grantee"), its successors and assigns, all of the Original Grantor and Grantor's right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

See Attached Exhibit A

The legal description stated above has been taken from the prior Deed conveying the interest in said property to Grantor. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor make no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The purpose of this conveyance is to first create a tenancy by the entireties by direct conveyance pursuant to Tennessee Code Annotated, Section 66-1-109

which is then to be conveyed by the tenants by the entireties to the Trustees of a Tennessee Community Property Trust. **This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(1)(C).**

WITNESS OUR HANDS this 25 day of June, 2026.

Dorothy Jean Kaminski

DOROTHY JEAN KAMINSKI, Original Grantor and Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. David Dillon a Notary Public of this County, DOROTHY JEAN KAMINSKI, the within named Original Grantor and Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 25 day of June, 2026.

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Public
My Commission Expires: 3/9/2027

Michael James Kaminski

MICHAEL JAMES KAMINSKI, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. David Dillon a Notary Public of this County, MICHAEL JAMES KAMINSKI, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 25 day of June, 2026.

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Public
My Commission Expires: 3/9/2027

Exhibit A

Land in Davidson County, Tennessee, being Unit No. 506, together with the appurtenant interest in the common elements of Burton Hills Townhomes, Village of Belair, Phase I, a Condominium, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6690, Page 70, amended in Book 6739, Page 701; Book 6824, Page 298; Book 6890, Page 963; Book 6903, Page 351; Book 6911, Page 827; Book 6962, Page 325, and in Book 9398, Page 43, Register's Office for Davidson County, Tennesse, said unit being depicted on the Condominiums Site Plan attached as Exhibit "B" to the fifth amendment to said Master Deed and By-Laws of record in Book 6962, Page 325, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph Edward Sowell and Michelle T. Sowell, husband and wife by Warranty deed from Brandon W. Zimmerman, married, warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein of record in Instrument No. 20180611-0055957 Register's Office for Davidson County, Tennessee, dated June 08, 2018 and recorded on June 11. 2018.

This conveyance is subject to:
Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 6250, Page 284 and Plat Book 6250, Page 649, Register's Office for Davidson County, Tennessee.
• Subject to all matters as shown on Plat of record in Book 6250, page 978, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6690, Page 70, amended in Book 6739, Page 701, Book 6824, Page 298, Book 6890, Page 963, Book 6903, Page 351, Book 6911, Page 827, Book 6962, Page 325, Book 9398, Page 43, and in Instrument No. 20010627-0068123, re-recorded in Instrument No. 20050708-0079325, Book 6778, page 536, Instrument No. 201601130-003443 and Instrument No. 20160526-0053151, Register's Office for Davidson County, Tennessee.
• By-Laws of record in Book 6690, Page 119, Book 6911, Page 827 and Instrument No. 20031016-0153582, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6517, Page 522; as amended in Book 6691, Page 593; Book 6778, Page 532; Book 6911, Page 120, Book 7046, Page 520, Book 7076, Page 691, and Book 7146, Page 188, Register's Office for Davidson County, Tennessee.

• Restrictions of record in Book 6326, Page 588, in the Register's Office for Davidson County, Tennessee. • Charter of Burton Hills Home Owner's Association, Inc. of record in Book 6517, Page 505, as amended in Book 6921, Pages 216 and 220, in the Register's Office for Davidson County, Tennessee.
• Charter of Burton Hills Recreational Association, Inc. of record in Book 6517, Page 511, as amended in Book 6921, Page 214, in the Register's Office for Davidson County, Tennessee.
• Charter of Burton Hills Townhomes, Villages of Belair, Phase I Council, Inc. of record in Book 6665, Page 18, in the Register's Office for Davidson County, Tennessee.
• Subject to agreements of record in Book 6470, Page 383 and Book 6655, Page 47, Register's Office for Davidson County, Tennessee.
• Subject to deed for sewer, sewer lines and water mains of record in Book 7240, Pages 551, 567 and 610 and Book 7275, Page 826, Register's Office for Davidson County, Tennessee.
• Agreement By and Between Burton Hills Properties, a General Partnership and the Nashville and Davidson County Metropolitan Planning Commission of record in Book 6655, Page 47, in the Register's Office for Davidson County, Tennessee.
• Deed of Conveyances of record in Book 7240, Pages 547, 563, 571, 580, 590, 595 and 600, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

The above legal description is the same as that contained in the previous deed of record.

Being further the same property conveyed to Dorothy Kaminski, Married, by deed from Joseph Edward Sowell and Michelle T. Sowell, husband and wife, dated September 17, 2024, recorded as Instrument No. 20240919-0072811, Davidson County Register's Office.

This is improved property known as: 506 Belair Way, Nashville, Tennessee 37215.