Karen Johnson Davidson County
Batch # 1452168 DEEDQC
07/28/2026 11:27:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260728-0068586

This instrument prepared by:
Lesa H. Skoney (based upon information furnished by the parties)
Tune, Entrekin & White, P.C.
500 11th Ave N. Ste 600
Nashville, TN 37203

NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
Vera M. Kutzinski, Trustee	SAME	143-02-0A-058.00
565 Harpeth Trace Drive		
Nashville, TN 37221		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater for this transfer is zero (0)

AFFIANT

Subscribed and sworn to before me this 27th day of July, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.8.28

ERICA ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars and No/100 ($10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, **VERA M. KUTZINSKI**, Grantor, do hereby transfer and convey unto **VERA M. KUTZINSKI as trustee of the Vera M. Kutzinski Trust under Agreement,** dated July 27, 2026, Grantee, all of my right, title and interest in and to certain property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 58 on the Plan of Harpeth Trace Estates, Phase Three of record in Book 5200, Page 751, 752 and 753

Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 751, 752 and 753, said Register's Office, which Plan shows a 20 foot minimum building setback line from Harpeth Trace Drive (private) together with a designated building site, and 20 foot easement for public utility and drainage purposes along the rear line(s) The Declaration of Covenants, Conditions and Restrictions of record in Book 5120, page 208, Book 5380, page 357, Book 5182, page 769, Book 5178, page 138, Book 5120, page 918, corrected in Book 5182, page 767, Book 6274, page 148, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

Being the same property conveyed to Vera M. Kutzinski by Quitclaim Deed of F. David T. Arens of record in Instrument No. 20080501-0044466 Register's Office of Davidson County, Tennessee.

This is improved property known as 565 Harpeth Trace Drive, Nashville, TN 37211.

In WITNESS WHEREOF, the undersigned has executed this instrument this 27th day of July, 2026.

VERA M. KUTZINSKI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named **VERA M. KUTZINSKI**, the within named bargainor 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 27th day of July, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-8-28

ERICA ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028