Karen Johnson Davidson County
Batch# 1475538 DEEDQC
09/21/2026 01:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260921-0087586

This instrument prepared by:
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.:
EKLM Trust 3723 Central Avenue Nashville, TN 37205	Same	104 09 0 049.00

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, Lisa Monteggia and Ege Kavalali, wife and husband ("**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 Ege Kavalali and Lisa Monteggia, as Trustees of the EKLM Trust u/d/a September 21, 2026, its successors and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 176 on the Plan of Richland Realty Company's Second Subdivision, Division "B" of record in Plat Book 332, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Lisa Monteggia and Ege Kavalali, wife and husband, from Gary R. Wilkinson and wife, Lynne P. Wilkinson, by Warranty Deed of record in Instrument No. 20180703-0064623, executed on June 29, 2018, and recorded July 3, 2018, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated § 35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Subscribed and sworn to before me this the 21st day of September, 2026.

Affiant E. Kavalali

Notary Public ~~My~~ Commission Expires: 03/05/2030

This is improved property known as 3723 Central Avenue, Nashville, TN 37205.

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 21st day of September, 2026.

Lisa Monteggia, Grantor

E. Kavalali

Ege Kavalali, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lisa Monteggia and Ege Kavalali, Grantors, with whom I am personally acquainted (or who were identified to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 21st day of September, 2026.

Notary Public

My Commission Expires: 03/05/2030

Certificate of Authenticity

I, R. Whitney Boyd, 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 original document executed and authenticated according to law on September 21, 2026.

Date: 09/21/2026

R. Whitney Boyd

BRANDY L. COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 14, 2030

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on September 21, 2026.

Notary Public: Brandy L. Coleman

My Commission Expires: