Karen Johnson Davidson County
Batch# 1478115 DEEDQC
09/28/2026 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $323.84
20260928-0089367

PREPARED BY:
Elder Law of Nashville PLC
4235 Hillsboro Pike
Nashville, TN 37215

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NO.
Joseph D. C. Ananias and Christina L. C. Ananias 7408 East Colony Drive Nashville, TN 37221	Same	156 01 0C 031.00

QUITCLAIM DEED

For the consideration set out below, FREDERICK W. ANANIAS, JR., TRUSTEE OF THE REVOCABLE LIVING TRUST OF FREDERICK W. ANANIAS, JR., and SALLY J. ANANIAS, TRUSTEE OF THE REVOCABLE LIVING TRUST OF SALLY J. ANANIAS, GRANTORS, hereby quitclaim and convey unto JOSEPH D. C. ANANIAS and CHRISTINA L. C. ANANIAS, GRANTEES. all our right, title and interest in the following described property located in the City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Subdivision of East Colony at Riverbend, of record in Plat Book 7900, Page 733, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Frederick W. Ananias, Jr., Trustee of the Revocable Living Trust of Frederick W. Ananias, Jr., and Sally J. Ananias, Trustee of the Revocable Living Trust of Sally J. Ananias by Warranty Deed from Scot Eliot Justice as sole Trustee of the Glenda F. Justice Living Trust, of record as Instrument No. 20231208-0095037, said Register's Office.

TO HAVE AND TO HOLD said land with the estate, title and interest unto Grantee, Grantee's heirs, successors and assigns forever. The Grantor does covenant and agree with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto Grantor will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS our hands on the 25th day of September 2026.

Frederick W. Ananias Jr., Trustee
Frederick W. Ananias, Jr., Trustee

Sally J Ananias, Trustee
Sally J. Ananias, Trustee

STATE OF Indiana
COUNTY OF Hamilton

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Frederick W. Ananias, Jr. and Sally J. Ananias to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained and of their own free act and deed.

WITNESS my hand and notarial seal this 25th day of September 2026.

KIMBERLY A MENIGOZ
Notary Public - Seal
Hamilton County - State of Indiana
Commission Number NP0737092
My Commission Expires Oct 27, 2029

Kimberly A Menigoz
Notary Public

My Commission Expires: 10-27-2029

The actual consideration or value whichever is greater for this transfer is $87,525.54.

Sally J Ananias
Sally J. Ananias, Affiant

STATE OF Indiana)
COUNTY OF Hamilton)

Sworn to and subscribed before me
This 26 day of September 2026.

Kimberly A. Menigoz
NOTARY PUBLIC
My Commission Expires: 10-27-2029

KIMBERLY A MENIGOZ
Notary Public - Seal
Hamilton County - State of Indiana
Commission Number NP0737092
My Commission Expires Oct 27, 2029

Tennessee Certification of Electronic Document

I, Adam J. Berk, do hereby make oath that I am a licensed attorney and 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 the 25th day of September, 2026.

Adam J. Berk, *Affiant*

9/25/26
Date

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 25th day of September, 2026.

STEPHANIE L WHITTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

[SEAL]

NOTARY PUBLIC
My Commission Expires: May 3, 2027