Karen Johnson Davidson County
Batch# 1483283 DEEDQC
10/12/2026 02:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20261012-0093681

This Instrument Prepared by:
ADAM J. BERK, ESQ.
ELDER LAW OF NASHVILLE PLC
4235 Hillsboro Pike
Nashville, TN 37215

From information furnished by the parties.

The actual consideration or value whichever is greater for this transfer is NO MONETARY CONSIDERATION.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me
This 2nd day of October, 2026.

KIM KRANTZ STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

Wallace M. Pruitt, *Affiant*

Kim Krantz, **NOTARY PUBLIC**
My Commission Expires: 9/19/2028

QUITCLAIM DEED

[Exempt from Taxation Pursuant to Tennessee Code Annotated Section 67-4-409(3)(A)(ii))]

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Christina L. C. Ananias 7408 East Colony Drive Nashville, TN 37221	NEW OWNER	156-01-0C-031.00

FOR NO MONETARY CONSIDERATION, I, **Joseph D. C. Ananias,** by these presents do hereby quitclaim and convey unto my wife, **Christina L. C. Ananias,** all my right, title, and interest in and to the following described tract of land:

> 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 Joseph D. C. Ananias and Christina L. C. Ananias by Quitclaim Deed from 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, of record as Instrument No. 20260928-0089367, said Register's Office.

This improved property known as **7408 East Colony Drive, Nashville, TN 37221**.

Witness my hand this 2nd day of October, 2026.

Joseph D. C. Ananias, *Grantor*

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joseph D. C. Ananias**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of October, 2026.

KIM KRANTZ STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

Kim Krantz, **NOTARY PUBLIC**
My Commission Expires: 9/19/2028

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 2nd day of October, 2026.

Adam J. Berk, *Affiant*

10/2/2026
Date

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 8th day of October, 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