1st
Box 14

THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
Lisa R. Zaremba and Kenneth Zaremba, wife and husband
1102 McAlpine Avenue
Nashville, TN 37216

Send Tax Bills To:
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400
Franklin, TN 37064

Map & Parcel Nos.:
031-11-287.00

Davidson County DEEDQC
Recvd: 02/18/04 14:57 2pgs
Fees:12.00 Taxes:0.00
20040218-0018876

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Lisa R. Romans, now known as Lisa R. Zaremba** ("Grantor") does hereby quitclaim and convey unto **Lisa R. Zaremba and Kenneth Zaremba, wife and husband** ("Grantee"), her heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being part of Lot "A" on the plan of Kennedy and Graves' Sub. of Monte Vista as of record in Book 421, page 143, of the Register's Office for said County, described according to a copy of a survey thereof made June 6, 1938, by S.M. McMurray Engineering Company as follows:

Beginning at a point in the southerly margin of McAlpine Avenue at a cut on the sidewalk, which point in south 62 deg. 5 min. east 159.5 feet east of the southeast intersection of McAlpine Avenue and the Gallatin Road; thence south 19 deg. west 271.6 feet to an iron pin; thence south 62 deg. 5 min. east 61.4 feet to an iron pin; thence North 20- 1/4 deg. east 271.2 feet to an iron pin set in the south margin of McAlpine Avenue; thence north 62 deg. 5 min. west with the southerly margin of McAlpine Avenue 65 feet to the point of beginning.

Being the same property conveyed to Lisa R. Romans, unmarried, by deed from Nela S. Johnson and Mary Faye Robinson, on July 17, 2000, of record in Instrument Number 20000720-0071853, Register's Office for Davidson County, Tennessee.

This is improved property known as **1102 McAlpine Avenue, Nashville, TN 37216**.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 12th day of February, 20__.

Lisa R Zaremba
Lisa R. Zaremba

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Andrew H Maloney, a Notary Public in and for said state and county, **Lisa R. Zaremba**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of February, 2004.

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 8/20/06

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is **$-0-.**

AFFIANT

Subscribed and sworn to before me, this 12th day of February, 2024.

NOTARY PUBLIC My Commission Expires: 8/20/26

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.