This instrument prepared by:
J. Randall Hooper
Hooper, Zinn & McNamee, PLLC
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Record and return to:
Same as preparer

Karen Johnson Davidson County
Batch# 209586 DEEDQC
03/25/2019 11:10:18 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190325-0026679

Address of New Owner:
Janicak Family Trust
Steven Janicak, Trustee
Elizabeth A. Janicak, Trustee
816 Legends Glen Ct.
Franklin, TN 37069

Send Tax Bills to:
New Owner

Map/Parcel:
118 02 3N 002.00

QUITCLAIM DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, **Steven Janicak and wife, Elizabeth A. Janicak,** hereinafter Grantors, have bargained and sold, and by these presents does quitclaim, transfer and convey unto **Steven Janicak and Elizabeth A. Janicak, Trustees of the Janicak Family Trust** dated January 25, 2019, hereinafter Grantees, their successors and assigns, all of Grantors' right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B established by the Declaration of Covenants, Conditions and Restrictions of 2807 Kirkwood Residences a Planned Unit Development with Private Elements of record as Instrument No. 20170118-0005330, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description and the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Steven Janicak and wife, Elizabeth A. Janicak, by deed from Vision One Properties, LLC of record in Instrument No. 20190325-0026678, Register's Office for Davidson County, Tennessee.

A new legal description was prepared for this transaction. The legal description is not the same as the previous instrument of record.

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens, encumbrances and other matters of record.

This is improved property, known as 2807B W. Kirkwood Avenue, Nashville, Tennessee 37204.

Grantees, as Trustees, shall have the power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the real property described above. The property and its proceeds are classified as community property during marriage. Tennessee Code Annotated § 35-17-105 applies to the property and its proceeds.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 25 day of January, 2019.

Steven Janicak, Grantor

Elizabeth A. Janicak, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared Steven Janicak and Elizabeth A. Janicak, with whom I am personally acquainted and who upon oath acknowledged that they executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of January, 2019.

Notary Public
My Commission Expires: 2/21/22

SARA DENMAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES FEBRUARY 21, 2022

State of Tennessee
County of Williamson

The actual consideration for this transfer is $0.00. The purpose of this transaction is to transfer the subject property to a revocable living trust.

Steven Janicak, Trustee, Grantee

Subscribed and sworn to before me this 25 day of January, 2019.

Notary Public
My Commission Expires: 2/21/22

SARA DENMAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES FEBRUARY 21, 2022