Karen Johnson Davidson County
Batch# 338581 DEEDQC
01/03/2020 03:53:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20200103-0001038

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

32723-6
Box 14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Thomas Kowalski John J. Kowalski Margaret J. Kowalski Michael A. Kowalski 110 Sylvia Way Robbinsville, NJ 08691	Owner	11811003500

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael Kowalski, Steven Kowalski, Matthew Kowalski, Kristen Kowalski, and Alexa Kowalski**, hereinafter collectively called the Grantors, by these presents do transfer, convey and quitclaim unto **Thomas Kowalski, John J. Kowalski, Margaret J. Kowalski, and Michael A. Kowalski, as tenants in common**, hereinafter collectively called the Grantees, their heirs and assigns, all of Grantors' interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 10 Block "C" on the Plan of Berry Hill Gardens Subdivision, as of record in Book 1130, Page 36, Register's Office for said County.

Said Lot Number 10 fronts 74.0 feet on the easterly side of Azalea Place and runs back between parallel lines 131.0 feet to a dead line.

Being the same property conveyed to Francis Kowalski (Deceased) by Warranty Deed from Larry W. Morton and wife, Anna J. Morton, of record in Book 11524, Page 608, said Register's Office. The said Francis Kowalski died October 28, 2014, leaving a holographic will (the "Will") which has been admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee under Docket No. 14P1972. The Will has been the subject of legal review, both in the said Circuit Court and in the Tennessee Court of Appeals (Case No. M2017-00533-COA-R3-CV), in which it has been determined that the Will did not contain a residuary clause, and that title to the deceased's real property vested in the heirs of Francis Kowalski (the Grantees listed in this Quitclaim Deed) through intestate succession, subject to a fee simple determinable held by Trevor Walker (which interest has since been conveyed to the Grantees listed in this Quitclaim Deed by a separate Quitclaim Deed recorded as Instrument No. 20190515-0045793, said Register's Office). A copy of the Tennessee Court of Appeals ruling appears of record in Instrument No. 20190108-0002058, said Register's Office. See also Memorandum of Judgment Affecting Title to Real Property, of record in Instrument No. 20190108-0002062, said Register's Office. To the extent, if any, that any portion or interest in the real property was devised to the deceased's nieces and nephews named and listed in the Will, the said nieces and nephews have executed this Quitclaim Deed to transfer and

convey their interests to the within named Grantees.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

The Grantors have executed and recorded this Quitclaim Deed in order to transfer and convey to the within named Grantees any right or title to the subject property devised to the Grantors under the Will of Francis Kowalski, Docket No. 14P1972 in the Probate Court for Davidson County, Tennessee.

IN WITNESS WHEREOF, this instrument has been executed this 3rd day of January, 2020.

Michael Kowalski

STATE OF TN
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Kowalski, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 3rd day of January, 2020.

Notary Public
My Commission Expires: Nov. 8th, 2021

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TN
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this 3rd day of January, 2020.

Notary Public
My Commission Expires: Nov. 8th, 2021

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

[Additional Signature Pages to Follow]

IN WITNESS WHEREOF, this instrument has been executed this 3rd day of January, 2020.

Steven Kowalski

STATE OF TN
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steven Kowalski, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 3rd day of January, 2020.

Notary Public
My Commission Expires: Nov. 8th, 2021

JESSICA D. PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, this instrument has been executed this 31 day of December, 2019.

Matthew Kowalski

STATE OF New Jersey
COUNTY OF Monmouth

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Matthew Kowalski, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 31st day of December, 2019.

Notary Public
My Commission Expires: 8/20/24

DENISE M. WEGRYNIAK
A Notary Public of New Jersey
My Commission Expires August 20, 2024

IN WITNESS WHEREOF, this instrument has been executed this 31 day of December, 2019.

Alexa Kowalski

STATE OF New Jersey
COUNTY OF Gloucester

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alexa Kowalski, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 31st day of December, 2019.

TIFFANY PEZZANO
Comm. Exp. January 04, 2024
NOTARY PUBLIC
Comm. #2458693
NEW JERSEY

Notary Public
My Commission Expires: 1/4/24

IN WITNESS WHEREOF, this instrument has been executed this 3RD day of January, 2020.

Kristen Kowalski

STATE OF TN
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kristen Kowalski, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 3RD day of January, 2020.

Notary Public
My Commission Expires: Nov 8th 2021

JESSICA D. PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023