QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF JANUARY 2020.

Notary Public

COMMISSION EXPIRES: 6/9/2020

JENNIFER GENTRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 344819 DEEDQC
01/17/2020 09:23:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200117-0006263

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC
545 N. Mt. Juliet Road, #1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Gary Wisniewski	Gary Wisniewski	105 01 1J 001.00
(Name) 6064 Central Pike	6064 Central Pike	
Mt. Juliet, TN 37122	Mt Juliet, TN 37122	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Gary M. Wisniewski and Nicholas Wisniewski, as tenants in common with rights of survivorship** hereinafter referred to as Grantor, hereby quitclaims to **Gary M. Wisniewski, a married man, and Nicholas Wisniewski, a married man, and Melissa Wisniewski Jones and James Sutton Jones, wife and husband, as joint tenants with rights of survivorship** their heirs and assigns forever, all of their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. A, on the plan of 921 13th Avenue South Cottages, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180427-0040086 and amended in Instrument No. 20190410-0032731, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being a portion of the same property conveyed to Mary Pearl Payne and Dorothea Payne by Warranty Deed from M. E. Tedder d/b/a Builders Supply dated September 14, 1979 and recorded September 20, 1979 in Book 5501, Page 972, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Mary Pearl Payne by Quitclaim Deed from Dorothea Payne dated August 31, 1998 and recorded August 31, 1998 in Book 11089, Page 157, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Gregory Scott Payne by Quitclaim Deed from Mary Pearl Payne dated July 12, 2017 and recorded July 13, 2017 in Instrument No. 20170713-0070475, in said Register's Office for Davidson County, Tennessee.

Further, being a portion of the same property conveyed to Apex Building Solutions, LLC, a Tennessee Limited Liability Company by Warranty Deed from Gregory Scott Payne, unmarried dated May 2, 2018 and recorded May 9, 2018 as Instrument No. 20180509-0044439, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Gary M. Wisniewski and Nicholas Wisniewski, as tenants in common with right of survivorship by QuitClaim Deed from Apex Building Solutions, LLC dated December 2nd, 2019 and recorded as Instrument No. 2019152040125066, in said Register's Office for Davidson County, Tennessee.

This is Improved Property commonly known as: 921 13th Avenue South Nashville, TN

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

IN WITNESS WHEREOF, has hereunto set their signature, on this, the 16 ~~day~~ of JANUARY, 2020.

Gary M. Wisniewski,

Nicholas Wisniewski

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gary M. Wisniewski and Nicholas Wisniewski** the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 16th day of January, 2020.

NOTARY PUBLIC

My commission expires:

June 29, 2020

SHELLEY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY