Name and Address of New Owner:
Joshua Malnofski and Jennifer Rauch
2017 B Galbraith Dr.
Nashville TN 37215-3406
Send Tax Bills To:
Joshua Malnofski and Jennifer Rauch
2017B Galbraith Dr.
Nashville, TN 37215-3406

Karen Johnson Davidson County
Batch# 357456 DEEDQC
02/12/2020 02:57:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200212-0016205

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 13122B00200CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Josh Malnofski,** single "the Grantor," convey and quitclaim unto **Joshua Malnofski and Jennifer Rauch,** joint tenants with rights of survivorship "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Unit B of Scenic View Homes, a Horizontal Property Regime with Private Elements, recorded on November 01, 2019, and of record in Instrument No. 20191101-0112679, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Josh Malnofski, single by Warranty Deed from Thomas Roland Ashley, Jr., an unmarried man, recorded on October 16, 2019, and of record in Instrument No. 20191016-0106220, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nelson P. Benz and Gerald Q. Arthur, as joint tenants with right of survivorship, by Deed from Patricia Spicer Carden, Trustee, of record in Book 6203, Page 214, dated December 20, 1983 and recorded December 20, 1983, Register's Office for Davidson County, Tennessee. The said Nelson P. Benz having since died January 3, 1996 leaving Gerald Q. Arthur as surviving tenant. Gerald Q. Arthur a/k/a Gerald Quentin Arthur having since died November 11, 2018 and under Item 2 of the Last Will and Testament of Gerald Quentin Arthur, of record in Probate File #19P63, Probate Court Clerk's Office for Davidson County, Tennessee, and additionally recorded in Instrument No. 20190514-0045179, Register's Office for Davidson County, Tennessee, property was divested to Thomas Roland Ashley, Jr. Josh Malnofski and Joshua Malnofski are one and the same person.

This is improved property known as 4422 B Scenic Drive, Nashville, TN 37204.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER

MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 12th day of February, 2020.

_____(SEAL)
Josh Malnofski

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal this 12th day of February, 2020.

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

_____
Notary Public
My commission expires: _____

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

Sworn to and subscribed before me this
12th day of February, 2020.

_____
Notary Public
My commission expires: 11.8.22

File # 2020-880

True Copy Certification

I, John A Bell Sr., do hereby make oath that I am a licensed attorney and/or 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.

_____
Signature

State of TN
County of Davidson

Personally appeared before me, _____, a/an notary public for this county and state, John A Bell Sr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 3-8-2021
Notary Seal (if on paper)

ANA LOPEZ
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY