Karen Johnson Davidson County
Batch# 380540 DEEDQC
04/01/2020 12:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200401-0035012

THIS INSTRUMENT WAS PREPARED BY:

STEVEN G. WATERS, PLLC
100 BLUEGRASS COMMONS BLVD, SUITE 115
HENDERSONVILLE, TN 37075

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED AND NO WARRANTIES ARE MADE BY THE DRAFTER. NO LEGAL OR TAX ADVICE HAS BEEN PROVIDED BY THE DRAFTER.

STATE OF **TENNESSEE**
COUNTY OF **WILLIAMSON**

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF March, 2020.

NOTARY PUBLIC

STEVEN G. WATERS NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY My Commission Expires 08-08-2024

MY COMMISSION EXPIRES: _____

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Damian L. Malnar	Same as new owner	085040A50600CO
(NAME)	(NAME)	
4360 Stone Hall Blvd		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage TN 37076		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GERARD J. MALNAR, A MARRIED MAN,** hereinafter called **"GRANTOR"**, by these presents, does hereby quitclaim and convey unto **DAMIAN L. MALNAR, AN UNMARRIED MAN AND THERESE M. MALNAR, A MARRIED WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**, hereinafter called "GRANTEE", his successors, heirs and assigns all of his rights, title and interests in and to 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 No. 506, on the plan of FINAL PLAT THE RESERVE AT STONE HALL (FORMERLY EVERSONG AT RAVENWOOD) PHASE 2, SECTION 2 PLANNED UNIT DEVELOPMENT, as shown on plat of record in Instrument 20190211-0012587, in the Register's Office, Davidson County, state of Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Damian L Malnar, an unmarried man and Therese M Malnar and Gerard J Malnar, wife and husband, as tenants in common with the right of survivorship by deed from Meritage Homes of Tennessee, Inc., dated March 30, 2020 and recorded in Instrument No. 20200331-0034411, Register's Office, Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 4360 Stone Hall Blvd, Hermitage, TN 37076.

WITNESS my/our hands this 30th day of March, 2020.

Gerard J. Malnar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal this 30th day of March, 2020.

Notary Public

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024

My Commission Expires: _____

True Copy Certification

I, Deborah Rand, 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 Tennessee
County of Sumner

Personally appeared before me, Brenda Shelby, a notary public for this county and state, Deborah Rand, 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: _____

