Karen Johnson Davidson County
Batch# 382779 DEEDQC
04/07/2020 03:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200407-0036757

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CWS)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:
Martin Olejcek and
Mihaela Tudorica, et eux
2811 Blair Blvd.
Nashville, TN 37212

Send Tax Bills To:
same

Map/Parcel Number:
104 10 0 236.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Martin Olejcek (the "Grantor"), does hereby quitclaim, transfer and convey all his right, title and interest in and to the following described property to Martin Olejcek and wife, Mihaela Tudorica, (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Bransford Realty Company's Subdivision of Westmorland Place of record in Book 421, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Martin Olejcek, an unmarried person, by Warranty Deed from Arnold Realty Company, Inc. NKA Arnold Realty Company, LLC pursuant to Certificate of Conversion 200901130003335, of record at Instrument No. 20130107-0001712, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 2811 Blair Boulevard, Nashville, Tennessee 37212.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

The purpose of this conveyance is to vest title to the Property to Martin Olejcek and wife, Mihaela Tudorica, as tenants by the entirety.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 2nd day of April, 2020.

Martin Olejcek, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Martin Olejcek, Grantor, 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 within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 2nd day of April, 2020.

Notary Public

My Commission Expires: May 2, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(A).

Affiant

Subscribed and sworn to before me this 6th day of April, 2020.

Notary Public

My Commission Expires: 9/7/2021

332453.2 90001-004

CERTIFICATE OF AUTHENTICITY

I, Carolyn W. Schott, 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.

Carolyn W. Schott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carolyn W. Schott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 6th day of April, 2020.

Notary Public

My Commission Expires: 9/7/2021

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY

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