This Document Prepared By:
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237 2nd Ave. South
Franklin, Tennessee 37064
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After Recording, Return and Mail Tax Statements To:
Craig Brian Nedlik, as Trustee
503 Dabney Dr
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 397232 DEEDQC
05/08/2020 10:50:01 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200508-0048098

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, CRAIG BRIAN NEDLIK, an unmarried man, the GRANTOR,

Whose mailing address is 503 Dabney Dr, Franklin, TN 37064;

hereby conveys and quitclaims to

CRAIG BRIAN NEDLIK, as Trustee of THE CRAIG BRIAN NEDLIK LIVING TRUST, U/A dated May 6, 2020, the GRANTEE,

Whose mailing address is 503 Dabney Dr, Franklin, TN 37064;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of **Tennessee**:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

More commonly known as 3512-3514 Magnum Drive, TN 37076.

Assessor's Parcel Number: 086-10-0-046.00

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 6th day of May, 2020.

Craig Brian Nedlik

CRAIG BRIAN NEDLIK

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, CRAIG BRIAN NEDLIK, 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, at office,

This 6th day of May, 2020.

NOTARY PUBLIC

JULIA M. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 23, 2021

My commission expires: 3/23/2021

STATE OF TENNESSEE
COUNT OF WILLIAMSON

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

AFFIANT

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

NOTARY PUBLIC

My commission expires: 3/23/2021

JULIA M. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 23, 2021

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 74 on the plan of Resubdivision of Lots 73 & 74 on the Plan of Chapelwood, Section 2 of record in Plat Book 5200, page 83, as amended in Book 5190, page 212, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to CRAIG BRIAN NEDLIK, an unmarried man, by Warranty Deed from Rebekah Hunter and Travis Hunter, wife and husband, dated February 4, 2020, recorded on February 6, 2020, of record in Instrument No. 20200206-0013849, in the Register's Office for Davidson County, Tennessee.

This is improved property known and designated as 3512-3514 Magnum Drive, Hermitage, Tennessee 37076.

and more commonly known as 3512-3514 Magnum Drive, TN 37076.

TAX PARCEL NUMBER: 086-10-0-046.00