Karen Johnson Davidson County
Batch# 417591 DEEDQC
06/17/2020 01:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200617-0063293

~~Return to:~~
MAIL TO:
TRANSTAR NATIONAL TITLE
2301 W. PLANO PARKWAY, STE. 105
PLANO TX 75075
FILE NO. 458827

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BRIAN J. KUBERSKI	BRIAN J. KUBERSKI	092 07 0 034.00
2113 HEMOSA ST Hermosa NASHVILLE, TN 37208	2113 HEMOSA ST Hermosa NASHVILLE, TN 37208	EXEMPT: QUIT CLAIM TCA 67-4-409(a)(4)

BJC

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **BRIAN J. KUBERSKI, UNMARRIED AND RACHEL E. TRACZEWSKI, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **BRIAN J. KUBERSKI, UNMARRIED** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST 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 the Westerly 42 feet 10 inches of Lot No. 14 in John Langham's Addition of record in Book 57, page 91, Register's Office for said County.

Said part of Lot No. 14 fronts 42 feet 10 inches on the Southerly side of Hermosa Street, and runs back between parallel lines 160 feet to an alley.

Being further conveyed by deed dated 08/01/2019, recorded 08/14/2019, from Beam Construction, LLC, a Tennessee limited liability company, to Brian J. Kuberski, unmarried and Rachel E. Traczewski, unmarried, recorded as Instrument #: 20190814-0081102.

Property known as, 2113 HEMOSA ST, NASHVILLE, TN 37208

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 12th day of May, 20 20

Brian Kuberski
BRIAN J. KUBERSKI

RET
RACHEL E. TRACZEWSKI

STATE OF TENNESSEE

COUNTY OF Davidson

@ TRACEY DIXON

Before me, Notary of the state and county mentioned, personally appeared **BRIAN J. KUBERSKI and RACHEL E. TRACZEWSKI,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

TRACEY Y. DIXON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Tracey Y. Dixon
Notary Public
Printed Name: TRACEY Y. DIXON
My Commission Expires: 1-3-2020

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00 .

Brian Kuberski
Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 12th day of May, 20 20.

Tracey Y. Dixon
Notary Public
My commission expires: 1-3-2020

TRACEY Y. DIXON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

I, ASHLEY PIKE, 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.

Ashley Pike
ASHLEY PIKE

State of Texas

County of Collin

Personally appeared before me, Heather Gallant, a notary republic for this county and state, ASHLEY PIKE who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather Gallant

MY COMMISSION EXPIRES: 8-6-23

Notary's Seal (If on paper)

HEATHER GALLANT
Notary Public, State of Texas
Comm. Expires 08-06-2023
Notary ID 125722860