Karen Johnson Davidson County
Batch# 431205 DEEDQC
07/06/2020 01:50:47 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20200706-0072423

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd Suite 130
Nashville, TN 37215

No title search was performed in the preparation of this Quitclaim Deed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me, this 1st day of July 2020.

Notary Public

My Commission Expires: _____

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Michael Barolak and Kim Suzan Barolak, Co-Trustees and Katherine Barolak 215 Boxmere Place Nashville, TN 37215	New Owner	131 06 0E 215.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Katherine Barolak, an unmarried woman and James Barolak, a married man as joint tenants with right of survivorship** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **James Michael Barolak and Kim Suzan Barolak, Co-Trustees of the James Michael Barolak and Kim Suzan Barolak Revocable Living Trust, UTA February 27, 2020 as to a 50% interest and Katherine Barolak, unmarried, as to a 50% interest**, their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 215 on the Plan of Burton Hills Village of Boxmere, Phase I, as set forth in Exhibit A to the Master Deed of record in Book 6666, Page 749, as amended in Book 6824, Page 308; Book 6908, Page 738 and Book 6921, Page 226, Register' s Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Katherine Barolak, an unmarried woman and James Barolak, a married man as joint tenants with right of survivorship from Angela L. Williams by Warranty Deed recorded on December 13th, 2016 in Instrument No. 20161213-0130671, in the Register's Office of Davidson, Tennessee.

James Michael Barolak and James Barolak being one and the same person. Subject property is not the primary, marital residence of James Barolak.

This is improved property known as 215 Boxmere Pl Nashville, TN 37215.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2020 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of July 2020.

K Barolak

Katherine Barolak

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Katherine Barolak,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of July 2020.

Ryan Dieck
Notary Public

My Commission Expires: 5/7/2024

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

[Signature page continues on following page]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of July 2020.

James Barolak

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Barolak,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of July 2020.

Notary Public

My Commission Expires: 5/7/2024

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024