SEND TAX BILLS TO NEW OWNER:
SEAN LOUK
JOSEPH KNIAZEWYCZ
2728 MCCAMPBELL AVENUE
NASHVILLE, TN 37214

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE SEARCH PERFORMED AND NO TAX ADVICE GIVEN.

Map & Parcel 096060059.00

Karen Johnson Davidson County
Batch# 440679 **DEEDQC**
07/20/2020 10:37:31 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200720-0079249

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, **NICHOLAS KNIAZEWYCZ, an unmarried man,** has this day bargained and sold and do hereby quitclaim and convey unto **JOSEPH KNIAZEWYCZ, an unmarried man,** his heirs and assigns, forever, all of his right, title, interest in and to the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> A tract of land in the 3rd, formerly 2nd, Civil District of Davidson County, Tennessee, and being part of a tract marked "Reserved" on the Map of Donelson Heights, as of record in Book 1424, Page 35, Register's Office for said County, lying immediately north of Lot 71, shown on said plan, and described as follows:
>
> Beginning at a point at the common northerly or rear corner of Lots 70 and 71 on said plan; thence northwesterly along the line between said lots, if extended, 159 feet more or less to the southerly margin of McCampbell Avenue; thence northeasterly along the margin of said Avenue 85 feet to a point; thence southerly along the line between lots 71 and 72, if extended, 159 feet more or less to the common rear of northerly corner of Lots 71 and 72; thence westerly along the rear line of Lot 71, 85 feet to the beginning.
>
> Being the same property conveyed to Nicholas Kniazewycz, an unmarried man and Sean Louk, an unmarried man, by Warranty Deed from Jack R. Billington and wife, Barbara Ann R. Billington, dated March 29, 2018, of record in Instrument Number 20180406-0032626, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to any and all encumbrances, taxes, restrictions, easements, rights-of-way, and roadways, zoning and other matters as may affect the premises.

WITNESS MY SIGNATURE hereto this 15 day of July, 2020.

NICHOLAS KNIAZEWYCZ

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, NICHOLAS KNIAZEWYCZ, 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 official seal at office this 15 day of July, 2020.

NOTARY PUBLIC

My commission expires: 02-14-2024

DIANN CARMACK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ - 0 - .

AFFIANT

Sworn to and subscribed to before me this 15 day of July, 2020.

NOTARY PUBLIC

My commission expires: 02-14-2024

DIANN CARMACK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY