Karen Johnson Davidson County
Batch# 444645 DEEDQC
07/28/2020 09:27:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20200728-0082466

Commitment Number: 27130753
Seller's Loan Number: 400474138

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
July Peguero, 3201 Trails End Ln., Nashville, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
108 08 0 302.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(3)(E): Are domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties

Maciej W. Jaczynski, unmarried, whose mailing address is N/A, and **July F. Jaczynski N/K/A July Peguero**, unmarried, whose mailing address is **3201 Trails End Ln., Nashville, TN 37214**, a formerly married couple who are now divorced pursuant to the Final Decree of Divorce filed in Wilson County, Tennessee in Case No. 2019-DC-111 on April 27, 2020, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **July Peguero**, an unmarried woman, hereinafter grantee, whose tax mailing address is **3201 Trails End Ln., Nashville, TN 37214**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 3201 Trails End Ln., Nashville, TN 37214

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Instrument No. 20180917-0091916 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 108 08 0 302.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable: Rights of tenants in possession.

Executed by the undersigned on 7.10, 2020:

M.W. Jaczynski

Maciej W. Jaczynski

STATE OF Tennessee
COUNTY OF Williamson

The foregoing instrument was acknowledged before me on 7.10, 2020 by **Maciej W. Jaczynski** who is personally known to me or has produced DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

DOINA DIOSAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Doina Diosan
Notary Public Doina Diosan
My commission expires: March 20, 2022
FOR: Quitclaim Deed.

July F. Jaczynski N/K/A July Peguero

July F. Jaczynski N/K/A July Peguero

STATE OF TN
COUNTY OF Wilson

The foregoing instrument was acknowledged before me on July 10, 2020 by **July F. Jaczynski N/K/A July Peguero** who is personally known to me or has produced TN Driver Lic as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Ella K Butler

Notary Public

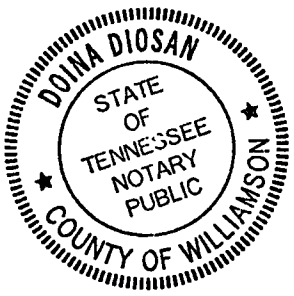
ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Williamson

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 $ 0.

Subscribed and sworn to before me

This 10 day of July, 20 20.



(Seal)

M. W. [signature]
Affiant

MACIEJ W JACZYNSKI
Print Name

Doina Diosan
Notary Public

My commission expires:

March 20, 2022

FOR:
Quitclaim Deed.

DOINA DIOSAN
Print Name

State of TN.
County of Wilson

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 $_____.

Subscribed and sworn to before me

This 10 day of July, 2020.

July P. Jaczynski N/K/A July Peguero
Affiant

July P. Jaczynski N/K/A July Peguero
Print Name

(Seal)

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Ella K. Butler
Notary Public

My commission expires:
09/07/2020

Ella K. Butler
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

The following described property: Land in Davidson County, Tennessee, being Lot No. 3-B on the Zone Lot Division of Lots 1 & 3 Trailwood Subdivision, Section One, as of record in Plat Book 5210, Page 351, as amended in Plat Book 6250, Page 208, Register's Office for Davidson County, Tennessee. Being the same parcel conveyed to Maciej W. Jaczynski and July F. Jaczynski from Paresh M. Kapadia and Dharmistha P. Kapadia, by virtue of a deed dated 9/13/2018, recorded 9/17/2018, as instrument no. 20180917-0091916 county of Davidson, state of Tennessee. Assessor's Parcel No: 108 08 0 302.00

True Copy Cerification

I, Jaimi Petrosky, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Jaime Petrosky
Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Lissette Anne Moree, a notary public for this county and
Notary's Name

state, Jaimi Petrosky, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries