Karen Johnson Davidson County
Batch# 479985 DEEDQC
09/21/2020 01:12:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200921-0108076

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $00.00.

Affiant

Subscribed and sworn to before me this 4 day of September, 2020.

Notary Public
My commission expires 07/24/2023

HOUSTON L. LYLE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No. 05-NSH20-00135

Address of New Owner:	Send Tax Bills to:	Tax Information:
Dafina Czernoczky 131 Five Oaks Nashville, TN 37217	New Owner	107-05-0A-131.00

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Theodore A. Grignon, a Married Man**, hereinafter referred to as *Grantor*, by these presents, does hereby quitclaim and convey of all of his right, title and interest unto **Dafina Czernoczky, a Married Woman**, in and to the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 131, on the plan of Five Oaks Formerly The Meadow, a Planned Unit Development (erroneously referenced in prior deed as Five Oaks, Formerly the Meadows, a Planned Unit Development), a Planned Unit Development, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Book 5781, Page 563; Book 5784, Page 563; and Book 5957, Page 930 (erroneously omitted in prior deed), and as shown by plat of record in Book 5200, Page 355, as amended in Book 5784, Page 521, in the 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 Dafina Czernoczky by deed from Theodore C. Grignon and Alberta Grignon, dated August 16, 2006, recorded September 7, 2006, of record in Instrument No. 20060907-0110706, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 131 Five Oaks, Nashville, TN 37217.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness my hands this 9-4-20 day of September, 2020.

Theodore A. Grignon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Theodore A. Grignon** the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Brentwood, TN, this 4 day of September, 2020.

Notary Public
My commission expires: 07/24/2023

HOUSTON L. LYLE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Krystal Schuster, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Latika Rini Farrell, a notary public for this county and state, Krystal Schuster, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/21/2022

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022