Karen Johnson Davidson County
Batch# 568772 DEEDQC
02/04/2021 03:38:54 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210204-0016563

This Instrument Prepared By and Returned To:
D. Dylan Potter, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Andrew Winchek and Jane Ballesteros 2757 Silverado Drive Pinole, CA 94564	SAME	081-03-4A-002.00-CO

I, **WILLIAM JAMES ZEMPEL, JR., MARRIED** do hereby quitclaim and by these presents does transfer and convey all of my right, title and interest unto **ANDREW WINCHEK AND JANE BALLESTEROS, HUSBAND AND WIFE,** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit 2 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Metro North, a Horizontal Property Regime with Private Elements, as recorded in Instrument Number 20170410-0035027, as amended in Instrument Number 20180621-0060111 and Instrument Number 20180723-0071653, Register's Office for Davidson County, Tennessee. To which plat reference is made for a more accurate description.

Being the same property conveyed to Andrew Winchek and Jane Ballesteros, husband and wife and William James Zempel, Jr., Married, as joint tenants in common with rights of survivorship by Quitclaim Deed from Andrew Winchek and Jane Ballesteros, as co-trustees of Jane Ballesteros and Andrew Wincheck Living Trust, U/A/D Dated July 5, 2017, recorded on the 24th day of October 2019 of record in Instrument No. 20191024-0109004, in the Register's Office for Davidson County, Tennessee.

This property was never the marital residence of the grantor herein named.

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

This improved property known as 2110 9th Avenue North, Nashville, TN 37208

IN WITNESS WHEREOF, I have hereunto set my hand on this the 1st day of February, 2021.

William James Zempel, Jr.

STATE OF TENNESSEE
COUNTY OF Maury

Personally appeared before me, the undersigned notary public, William James Zempel, Jr., 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 seal on this 1st day of February, 2021.

Notary Public

GREGORY GRAY STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 4th day of Feb, 2021.

Notary Public

D. DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-5-2022