Name and Address of New Owner:
Christopher M. Mihalcik, *et ux.*
1412 Woodland St.
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 603150 DEEDQC
03/30/2021 04:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210330-0041956

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Magnolia Title and Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 083-09-0-423.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Christopher M. Mihalcik, a married man,** "the Grantor," convey and quitclaim unto **Christopher M. Mihalcik and Lindsay S. Mihalcik, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> LAND in Davidson County, TN, being Lot No. 7, Block A, on the Plan of Lindsley Home Place, of record in Chancery Court Book 2, page 92, Register's Office for Davidson County, TN, and described according to a survey by A & A Engineers dated October 9, 1986, as follows:
>
> Said Lot No. 7 fronts 50 feet on the southerly margin of Woodland Street, and extends back 238.2 feet more or less on the westerly line and 240.40 feet more or less on the easterly line to an alley in the rear, measuring 50 feet thereon.
>
> Being the same property conveyed to Christopher M. Mihalcik, a single person by Warranty deed from Dion Temple, Stephanie Temple, Donna Temple, Bernadine Temple and Bernadine Temple, Administrator, being the sole heirs of law Willie L. Temple having Died on December 13th, 2006, intestate and Bernadine Temple, Administrator of the estate of Willie L. Temple, Deceased of record in Instrument No. 20080109-0002784 Register's Office for Davidson County, Tennessee, dated December 20, 2007 and recorded on January 09, 2008.
>
> Being also known as 1412 Woodland Street Nashville, Tennessee 37206.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER

MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 22nd day of March, 2021.

Christopher M. Mihalcik (SEAL)
CHRISTOPHER M. MIHALCIK

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Christopher M. Mihalcik**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 22nd day of March, 2021.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Leslie Garside
Notary Public
My commission expires: 1/3/23

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
22nd day of March, 2021.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Leslie Garside
Notary Public
My commission expires: 1/3/23

File # AT-21-95

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024