Karen Johnson Davidson County
Batch# 655270 DEEDQC
06/11/2021 12:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210611-0079006

Instrument Prepared By:
Gore & Reynolds, PLLC
121 First Avenue South, Suite 200
Franklin, TN 37064

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
6101 New York Ave, Nashville, TN 37209	NEW OWNER	091 02 0 091.00

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WARREN MICHAEL LYNG** hereby quitclaims and conveys his interest unto **BLAKE HARRIS REYNOLDS, Trustee**, his successors and/or assigns the following described parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Northerly 81 feet of Lot No. 2 and the Easterly 10 feet of the Northerly 81 feet of Lot No. 4, Block 20, on the Map of Cherokee Park Subdivision, as of record in Book 161, Page 75, Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 2 and 4 front together 60 feet on the South side of New York Avenue and extend back between parallel lines along the West margin of 61st Avenue North 81 feet to a dead line in the rear.

Being the same property conveyed to Warren Michael Lyng by Warranty Deed from FBGM, LLC, a Tennessee limited liability company of record in Instrument Number 20191030-0111404 Register's Office for Davidson County, Tennessee, dated October 25, 2019 and recorded on October 30, 2019.

Being also known as 6101 New York Ave, Nashville, Tennessee 37209.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Warren Michael Lyng

And now, I, the said Blake Harris Reynolds, Trustee, do hereby convey, and forever quitclaim unto **Warren Michael Lyng and Karolina Wojtynski, husband and wife,** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 9th day of June, 2021.

Blake Harris Reynolds

STATE OF TENNESSEE
COUNTY OF WILLAIMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Warren Michael Lyng**, whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of June, 2021.

Notary Public

My Commission Expires: 7/4/2023

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State**, Blake Harris Reynolds**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of June, 2021.

Notary Public

My Commission Expires: 7/4/2023

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2021.

Notary Public

My Commission Expires: 7/4/2023

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/10/2021.

Kimberly D Hicks
Affiant
Date: 6/10/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 10th day of June, 2021.

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON