Karen Johnson Davidson County
Batch# 704061 DEEDQC
08/25/2021 11:02:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210825-0114722

THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Paul A Wizniuk
AFFIANT

Subscribed and sworn to before me this 16 day of August, 2021.

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

NOTARY PUBLIC

My Commission Expires: 7.20.24

Address New Owners as Follows:
Sara D. Wizniuk
1713 Haleys Hope Court
Nashville, TN 37209

Send Tax Bills To:
New Owner

Map-Parcel:
114-07-0B-152.00-CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, Hannah Ross, married, GRANTOR, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to Sara D. Wizniuk and husband, Paul A. Wizniuk, GRANTEE. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Section Six, Addition to Westchase of record in Plat at Instrument No. 20050617-0069470, 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 Sara D. Wizniuk and husband, Paul A. Wizniuk and Hannah Ross, married as joint tenants with right of survivorship by Warranty deed from Abdul Aziz, a single person of record in Instrument No. 20210301-0025382 Register's Office for Davidson County, Tennessee, dated February 23, 2021 and recorded on March 01, 2021. Subject property has never been the primary residence of the herein name grantors.

Said property is conveyed subject to such restrictions, encumbrances, and limitations 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, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 13TH day of August, 2021.

Hannah Ross

Hannah Ross

STATE OF TENNESSEE
COUNTY OF KNOX

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Hannah Ross, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 13TH day of August, 2021.

ANDREA OBREGON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Notary Public

My Commission Expires: 03/25/2024