Name and Address of New Owner:
Matthew Pylkas
745 Wolfeboro Lane
Nashville, TN 37221

Send Tax Bills To:
Churchill Mortgage Corporation
1749 Mallory Lane, Suite 100
Brentwood, TN 37027

This Instrument Prepared By:
AMP Title, LLC
3010 Caldwell Road, #204
Ashland City, TN 37015

Map & Parcel No: 141-05-0A-093-00

Karen Johnson Davidson County
Batch# 710277 DEEDQC
09/03/2021 03:57:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210903-0119180

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, **Elizabeth K. Pylkas, unmarried,** "the Grantor," conveys and quitclaims unto **Matthew Pylkas, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Final Plat Avondale Park, Phase 1, Section 3 of record in Plat at Instrument No. 20090318-0024198, as corrected by Surveyor's Certificate of Correction in Instrument No. 20090810-0075176, 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 Matthew Pylkas and Elizabeth K. Pylkas, husband and wife by Special Warranty deed from NVR, Inc., a Virginia Corporaion T/A Fox Ridge Homes of record in Instrument No. 20090819-0078029 Register's Office for Davidson County, Tennessee, dated August 14, 2009 and recorded on August 19, 2009.

Being also known as 745 Wolfeboro Lane, Nashville, Tennessee 37221.

Grantor covenants that she is lawfully seized and possessed of said real estate, has 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 GRANTEE, 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 has executed this Quitclaim Deed on the 27 day of August, 2021.

Elizabeth K. Pylkas (SEAL)

STATE OF Tennessee
COUNTY OF Williamson

On this 27 day of August, 2021, before me personally appeared Elizabeth K. Pylkas, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand this 27 day of August, 2021.

Julie S Russell
Notary Signature
My commission expires: 10/30/22

JULIE S RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

202109030119180

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**, 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 1st day of September 2021

Notary Public
My commission expires: 09/17/2023

BETTY JO HARRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

202109030119180

Tennessee Certification of Electronic Document

I, Misty M Newcomb, do hereby make oath that I am a licensed attorney and/or the 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 August 27, 2021 (date of document).

Affiant Signature

September 1, 2021
Date

State of Tennessee

County of Cheatham

Sworn to and subscribed before me this 1st day of September, 2021.

Notary's Signature

BETTY JO HARRELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF CHEATHAM
NOTARY'S SEAL

MY COMMISSION EXPIRES: 09/17/2023