Karen Johnson Davidson County
Batch# 728975 DEEDQC
10/01/2021 02:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211001-0132522

THIS INSTRUMENT PREPARED BY:
Kathleen Hale McClellan, Attorney
HALE and HALE, PLC
3020 Stansberry Lane, Suite 100
Franklin, Tennessee 37069

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
James Sojka **21829 Placerita Canyon Road** **Newhall, CA 91321**	**New Owner**	**072 14 3U 002.00-CO**

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Jeffrey Sojka** (hereinafter called the **"Grantor")**, hereby quitclaims and conveys all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee described as follows, unto **James Sojka**, (hereinafter called the **"Grantee"**), his heirs, successors and assigns, as the case may be, to-wit:

Land in Davidson County, Tennessee, being Unit No. B on the horizontal property regime for 1405 Straightway Circle Townhomes, as recorded in the Declaration of record instrument No. 20180619-0058975, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to James Sojka, as to a 99% undivided interest, and Jeffrey Sojka, as to a 1% undivided interest, by Warranty Deed from Urban Dwell Homes, LP, A Tennessee Limited Partnership, of record in Instrument No. 20190311-0021711, in the Register's Office of Davidson County, Tennessee, dated March 8, 2019 and recorded on March 11, 2019.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2021 and subsequent years, a lien not yet due or payable zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as **1405 B Straightway Avenue, Nashville, TN 37206**.

This instrument has been prepared based solely upon information provided by the parties herein, and unverified by the preparer. This instrument has been prepared without the benefit of a title search and no warranties or representations are made by the Grantor nor the preparer of this document in any manner whatsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 30th day of September, 2021.

Jeffrey Sojka

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30 day of September, 2021, before me personally appeared Jeffrey Sojka, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30 day of September, 2021.

My Commission Expires: 11/16/2024

Notary Public

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-16-2024

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration for this transfer is Ten and NO/100 ($10.00) DOLLARS.

Affiant

Sworn to and subscribed before me, this 30th **day of September, 2021.**

My commission expires:

Notary Public

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 September 30, 2021.

Date

Affiant Signature

9/30/21

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of September, 2021

Allisyn G Pinkston

Notary's Signature

My Commission Expires: 5/24/25

Date

Notary's Seal

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025