QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 745516 **DEEDQC**
10/28/2021 10:51:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211028-0144818

W-SB-MC-21-3821

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF October, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/5/25
(AFFIX SEAL)

KATE NYQUIST NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY (& return to):
Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Maximilian Cikerle and Nancy Radetic	**New Owners**	
(NAME)	(NAME)	**061-15-0-291.00**
3821 Baxter Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MAXIMILIAN CIKERLE, AN UNMARRIED MAN,** hereinafter called the Grantor, has/have bargained and sold, and by these presents do/does transfer and convey unto **MAXIMILIAN CIKERLE, UNMARRIED, AND NANCY RADETIC, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

> Lot No. forty two (42) on the map of the subdivision of the Maplewood Home Tract, 11th Civil District as of record in Book No. 421, Page 174, Register's Office of Davidson County, Tennessee, said lot fronts one hundred feet (100 feet) on the westerly side of a fifty (50) foot unnamed street and runs back between parallel lines two hundred and twenty five (225) feet to a dead line.

Being the same property conveyed to Maximilian Cikerle, an unmarried man, from Samey A. Ashari and Ferozan Ashari, husband and wife, by Warranty Deed on April 21, 2021, recorded on April 23, 2021, of record in Instrument No. 20210423-0054454, Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3821 Baxter Avenue, Nashville, Tennessee 37216**.

Witness my/our hand(s) this the 27 day of October, 2021.

Maximilian Cikerle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 27 day of October, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY