Karen Johnson Davidson County
Batch# 746180 DEEDQC
10/28/2021 01:31:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20211028-0145012

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

After recording return to:
Amrock LLC.
662 Woodward Avenue Detroit Michigan 48226

NEW OWNER(S) and
send tax bill to:
Abigail Kranjcevich
140 Nashboro Greens, Nashville, TN 37217-3928

Real Estate Tax ID Number: **135-11-0C-090-00**

QUITCLAIM DEED

Under T.C.A. Section 66-5-103(B)(2)

71687160 - 7119751

This No Consideration transfer is exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(4).

THIS QUITCLAIM DEED, made this 27 day of August, 2021, by and between **Brett Kranjcevich and Jona Kranjcevich, husband and wife, and Abigail Kranjcevich, unmarried,** whose post office address is **26309 97th Ave. SW, Vashon, WA 98070 and 140 Nashboro Greens, Nashville, TN 37217-3928,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Abigail Kranjcevich, unmarried**, whose post office address is, **140 Nashboro Grns., Nashville, TN 37217,** as party or parties of the second part, (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits);

WITNESSETH

That for and in consideration of the sum of **TEN DOLLARS ($10.00)** cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration., the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee,** to-wit:

DR1 71087160QC101010208

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 140 Nashboro Greens, Nashville, TN 37217-3928

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

(SIGNATURES ON THE FOLLOWING PAGE(S))

DR1 71087160QC101010308

_____(SEAL)
Brett Kranjcevich

STATE OF WA

COUNTY KING, to wit:

Personally appeared before me, a Notary Public of said county and State, **Brett Kranjcevich**, the within named ~~grantor(s), with whom~~ I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public DIXIE LEE WHITE

Name:

Commission Expiration Date: 12-20-2023

DIXIE LEE WHITE
Notary Public
State of Washington
Commission # 20103738
My Comm. Expires Dec 20, 2023

DR1 71087160QC101010408

(SEAL)
Jona Kranjcevich

STATE OF WA

COUNTY KING, to wit:

Personally appeared before me, a Notary Public of said county and State, **Jona Kranjcevich**, the within named grantor(s), with whom I am personally acquainted ~~(or who proved to me their identity on the basis of satisfactory evidence),~~ and who acknowledged that such ~~person (or~~ persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

Name: DIXIE LEE WHITE

Commission Expiration Date: 12-20-2023

DIXIE LEE WHITE
Notary Public
State of Washington
Commission # 20103738
My Comm. Expires Dec 20, 2023

DR1 71087160QC101010508

_____(SEAL)
Abigail Kranjcevich

STATE OF TN

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Abigail Kranjcevich**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Kimberly Reese

Notary Public

Name: Kimberly Reese

Commission Expiration Date: 01/06/2025

KIMBERLY REESE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/06/2025

DR1 71087160QC101010608

202110280145012

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Davidson **to wit:**

I hereby swear or affirm that the actual consideration for this transfer is ZERO DOLLARS ($0.00).

_____ **(SEAL)**
Affiant

Subscribed and sworn to before me on this the 30th **day of** September, **20**21.

_____
Notary Public

NAME: Kimberly Reese

My Commission Expires: 01/06/2025

KIMBERLY REESE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/06/2025

DR1 71087160QC101010708

202110280145012

EXHIBIT A

Legal Description:

Tax Id Number(s): 135-11-0C-090-00

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF UNIT NO. 247 ON THE PLAN OF HORIZONTAL PROPERTY REGIME, PRIVATE ELEMENT PLAT, NASHBORO VILLAGE-TRACT 18, PHASE TWO, AS SHOWN BY PLAT APPEARING OF RECORD IN INSTRUMENT NO. 20010423-0039877, REVISING PLAT BOOK 9700, PAGE 968, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DETAILS OF SAID UNIT.

Parcel Identification Number: 135-11-0C-090-00
Commonly Known As: **140 Nashboro Greens, Nashville, TN 37217-3928**

Being the same property conveyed to Brett Kranjcevich and Jona Kranjcevich husband and wife and Abigail Kranjcevich unmarried, by deed dated February 5, 2019 of record in Deed Instrument/Case No. 20190212-0013283, in the County Clerk's Office

Tennessee Certification of Electronic Document

I, PETSY LANZOTTI, do hereby make oath that I am a licensed attorney and/or the custodian 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 9/30/2021 (date of document).

Affiant Signature

Oct 2, 2021
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 02 day of October, 2021

Takisha D Harrison
Notary's Signature

MY COMMISSION EXPIRES: 02/21/2026

NOTARY'S SEAL

TAKISHA D HARRISON
NOTARY PUBLIC - MICHIGAN
MACOMB COUNTY
ACTING IN THE COUNTY OF WAYNE
MY COMMISSION EXPIRES FEB. 21, 2026