Name and Address of New Owner:
Roman Rossak and Martina Rossakova
1812 Winter Place
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 761677 DEEDQC
11/29/2021 01:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211129-0157172

Send Tax Bills To:
New Owner

This Instrument Prepared By:

Greater Nashville Title, LLC
4603 Gallatin Pike,
Nashville, TN 37216

Map & Parcel No: 032 13 0 103.00

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, **Gabriele Wilson, an unmarried woman, F/K/A Gabriele Hayes,** hereinafter called the Grantor(s), convey and quitclaim unto **Roman Rossak and Martina Rossakova, husband and wife,** hereinafter called the Grantee(s), the following described real estate in Davidson County, Tennessee:

> Being Lot Number 96 on the plan of Timbertrail, Section 7, of record in Book 6900, Page 664, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Bein the same property conveyed to Gabriele Hayes by Special Warranty Deed from CitiMortgage, Inc. by its duly authorized Attorney-in-Fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS"), dated April 9, 2013, and recorded on April 11, 2013 in Instrument No. 20130411-0035811, Register's Office for Davidson County, Tennessee.
>
> Being also known as 1812 Winter Place, Nashville, TN 37207.

Grantor covenant that they are lawfully seized and possessed of said real estate, have 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 GRANTEES, 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 have executed this Quitclaim Deed on the 22nd day of November, 2021.

Gabriele Wilson (SEAL)
Gabriele Wilson

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Gabriele Wilson** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 22nd day of November, 2021.

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 9-2-2024

AFFIDAVIT OF VALUE

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 22nd day of November, 2021.

Notary Public
My commission expires: 9-2-2024

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 11/22/2021.

Affiant Signature

11/22/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 22 day of November, 2021.

Notary Signature

My Commission Expires: 9-2-2024

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON