THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

Karen Johnson Davidson County
Batch# 780840 **DEEDQC**
12/29/2021 07:48:13 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20211229-0170823

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $0.00

Joseph I. Kerinuk, AFFIANT

Subscribed and sworn to before me, this 16th day of December 2021.

NOTARY PUBLIC
My Commission Expires: 11-03-2024

SHELLEY A. MASON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Comm. Expires 11/03/2024

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Joseph I. Kerinuk and Christy Lynn Kerinuk, Co-Trustees 1109 Hunters Bow Circle Nashville, TN 37211	New Owner	Map and Parcel No.: 105-16-0-228

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Joseph I. Kerinuk and Christy L. Kerinuk, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Joseph I. Kerinuk and Christy Lynn Kerinuk, Co-Trustees of the Kerinuk Joint Revocable Trust, created December 3, 2021, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 2171 Carson Street, Nashville, TN 37211, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 8, on the Plan of South Highland Subdivision, of record in Book 421, Page 106, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Being the same property conveyed to Joseph L. Kerinuk (one and the same as Joseph I. Kerinuk) and wife, Christy L. Kerinuk, from Dafina Czernoczky by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20070703-0079270.

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

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 16th day of December 2021.

Joseph I. Kerinuk, Grantor

Christy L. Kerinuk, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Joseph I. Kerinuk**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16th day of December 2021.

Notary Public

SHELLEY A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires 11/03/2025

My Commission Expires: 11-03-2025

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Christy L. Kerinuk**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16th day of December 2021.

Shelley Mason
Notary Public

SHELLEY A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires 11/03/2025

My Commission Expires: 11-03-2025