Karen Johnson Davidson County
Batch# 784935 DEEDQC
01/05/2022 11:14:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220105-0002015

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Mirko Blesich and Taya Reeves	Same as Owner	126-15-0A-028.00
7836 Farmington Place		
Nashville, TN 37221		

QUITCLAIM DEED

In consideration of ten and NO/100 dollars ($10.00), and other good and valuable consideration, **Mirko Blesich,** Grantor, does hereby quitclaim and convey all of his undivided right, title and interest in the hereinafter described property to **Mirko Blesich and Taya Reeves,** tenants in common with full rights of survivorship, grantees. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot 28, PHASE ONE, BOONE TRACE AT BILTMORE, as shown on plat of record in Plat Book 7900, Page 667, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Description is the same as in the previous deed of record.

Being the same property conveyed to Mirko Blesich by Warranty Deed from Michael R. Zangri and Ann Zangri, husband and wife, dated January 26, 2018 and recorded January 30, 2018 as Instrument No. 20180130-0009283, in said Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee. This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said party hereto have hereunto set their signature on this the 10th day of DECEMBER, 2021.

Mirko Blesich

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Mirko Blesich,** with whom I am personally acquainted, (or who proved to me his identity on the basis of satisfactory evidence) who executed this instrument for the purposes therein contained.

Notary Public My Commission Expires: _____

TAYLOR HUBBARD TENNESSEE NOTARY PUBLIC My Comm Exp. 10/26/25 COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 10th day of December, 2021.

My Commission Expires: _____

NOTARY PUBLIC

TAYLOR HUBBARD TENNESSEE NOTARY PUBLIC My Comm Exp. 10/26/25 COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Russell J. McCann, 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 12/10/2021.

Date

Affiant Signature

12/30/2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of December, 2021.

Notary's Signature

TAYLOR HUBBARD
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/26/25
COUNTY OF WILLIAMSON

My Commission Expires: _____

Date

Notary's Seal (if on paper)