Karen Johnson Davidson County
Batch# 804538 DEEDQC
02/14/2022 08:25:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220214-0016342

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		Victoria Hodnicak 1669 Brockton Lane Nashville, TN 37221

Order Number: C-TN760844

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Victoria Hodnicak, divorced and not remarried,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Victoria Hodnicak, an unmarried woman,** whose address is 1669 Brockton Lane, Nashville, TN 37221, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 581, on the plan of Avondale Park, Phase 3, Section 1, as shown on plat of record in Plat Instrument No. 20140728-0066971, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to (1) All matters shown on the plat of record in Instrument No. 20140728-0066971, in the Register's Office for Davidson County, Tennessee (2) Covenants, conditions, easements and restrictions of record in Instrument No. 20081203-0117452, as amended of record in Instrument No. 20090331-0028791 and Instrument No. 20101223-0102254, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin (3) Agreement for Dedication of Easement for Water Line of record in

Book 5738, Page 819, in the Register's Office for Davidson County, Tennessee (4) Agreement for Dedication of Easement for Sewer Line of record in Book 7601, Page 400, in the Register's Office for Davidson County, Tennessee (5) Stormwater Detention Agreement of record in Instrument No. 20070423-0047722, in the Register's Office for Davidson County, Tennessee (6) Agreement for Dedication of Public Utility Easement of record in Instrument No. 20080701-0067906, in the Register's Office for Davidson County, Tennessee (7) Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument No. 20141202-0110280, in the Register's Office for Davidson County, Tennessee (8) Charter of the Homeowners Association of record in Instrument No. 20081203-0117350, in the Register's Office for Davidson County, Tennessee.

Subject to all other easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 141-05-0A-581.00
Street address of property: 1669 Brockton Lane, Nashville, TN 37221

Prior Instrument Reference by which Grantor(s) acquired title: Instrument 20180308-0022228 in the Register's Office, Davidson County, Tennessee.

Signed this 4th day of November, 2021.

Signature of Grantors:

Victoria Hodnicak

Victoria Hodnicak

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 4th day of Nov., 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Victoria Hodnicak, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

LINDSAY FREDERICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 141-05-0A-581.00
Street address of property: 1669 Brockton Lane, Nashville, TN 37221

Oath of Consideration

I or we, Victoria Hodnicak the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 0.

Signed this 4th day of November, 2021.

Signatures of Affiant(s):

Victoria Hodnicak

Sworn and subscribed before me this 4th day of Nov, 2021.

Lindsay Frederick
Notary Public

LINDSAY FREDERICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT " A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 581, on the plan of Avondale Park, Phase 3, Section 1, as shown on plat of record in Plat Instrument No. 20140728-0066971, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Victoria Hodnicak, married woman by deed from Dalamar Homes, LLC, a Tennessee Limited Liability Company recorded on March 8, 2018 in Instrument 20180308-0022228 in the ROD Office of Davidson County, Tennessee

Commonly Known As: 1669 BROCKTON Lane, Nashville, TN 37221

Parcel ID: 141-05-0A-581.00

Certificate of Authenticity

I, James Ramsey, 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 11/4/21.

Date

Affiant Signature

02/02/2022
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 2nd day of February, 2022.

Randi Meyer
Notary's Signature Randi Meyer

RANDI MEYER
Notary Public - State of Florida
Commission # HH 014934
My Comm. Expires Jun 25, 2024
Bonded through National Notary Assn.

My Commission Expires: June 25, 2024
Date

Notary's Seal (if on paper)