Karen Johnson Davidson County
Batch# 819198 DEEDQC
03/10/2022 12:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220310-0027868

STATE OF FLORIDA
COUNTY OF PINELLAS

The actual consideration for this transfer is $0.00.

Nicholas F. Zielony a/k/a Nicholas Munson, Affiant

Subscribed and sworn before me, this 22 day of February, 2022.

Thomas Kelley, Notary Public

THOMAS KELLEY
MY COMMISSION # HH 193279
EXPIRES: November 29, 2025
Bonded Thru Notary Public Underwriters

NEW OWNER:
MUNSON PH2 LLC
5810 Shelby Oaks Drive, Suite B
Memphis, Tennessee 38134

SEND TAX BILLS TO:
New Owner

Prepared by and when recorded return to:
Rachel Drude-Tomori, Esq., LL.M.
BERLIN PATTEN EBLING, PLLC
525 1st Ave North
St Petersburg, Florida 33701

Map Parcel ID No. 073-03-0-082.00

QUITCLAIM DEED

Section 67-4-409(a)(4): Quitclaim for no consideration

FOR AND IN CONSIDERATION of the sum of **ZERO and NO/100 DOLLARS ($0.00)** cash in hand paid, the receipt of which is hereby acknowledged, between **NICHOLAS F. ZIELONY a/k/a NICHOLAS MUNSON** and **LINDSEY C. NOLL a/k/a LINDSEY NOLL a/k/a LINDSEY C. MUNSON, husband and wife,** whose tax-mailing address is: 305 North Glenwood Avenue, Clearwater, Florida 33755 (hereinafter referred to collectively as "**Grantors**") have this day bargained and sold and by these presents do hereby quitclaim, transfer, and convey unto **MUNSON PH2 LLC**, a Tennessee limited liability company, with a tax-mailing address of 5810 Shelby Oaks Drive, Suite B, Memphis, Tennessee 38134 (hereinafter referred to as "**Grantee**"), all of Grantors' interest in and to the following real estate in Nashville, **DAVIDSON** County, Tennessee, together with all right, title, and interest of Grantor in and to any easements, alleyways, streets and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "**Property**"):

Map Parcel ID No. 073-03-0-082.00

The land hereinafter referred to is situated in the City of Nashville, County of Davidson, State of TN, and is described as follows: Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Section One, Sutherland Heights of record in Book 2663, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. APN: 073-03-0-082.00 Being the same property conveyed from Jay C. Denslow and Rebecca Fay Denslow, husband and wife to Nicholas F. Zielony, a single man by deed dated October 13, 2017, and recorded October 19, 2017, in Instrument Number 20171019-0107164 of Official Records. Being the same property conveyed to Nicholas F. Zielony and Lindsey C. Noll, husband and wife, as joint tenants from Nicholas F. Zielony, a married man who acquired title as a single man, by Quitclaim deed dated March 13, 2020, and recorded March 20, 2020, in Instrument Number 20200320-0030929 of Official Records.

Property Address is: 2502 Timwood Drive, Nashville, Tennessee 37214-1424.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements or record, (4) building restrictions, and (5) other matters of public record.

DERIVATION CLAUSE

The instrument constituting the Grantors' source of title in the property described herein was a Deed recorded at 20200320-0030929 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 073-03-0-082.00

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed on the 22 day of February, 2022.

Signed, Sealed and Delivered in presence of:

RACHEL DRUDE-TOMORI, ESQ. LL.M., ***Witness***

LINDSEY C. NOLL a/k/a LINDSEY NOLL a/k/a LINDSEY C. MUNSON, ***Grantor***

ALEJANDRO MONT, ***Witness***

NICHOLAS F. ZIELONY a/k/a NICHOLAS F. MUNSON, ***Grantor***

STATE OF FLORIDA §
§
COUNTY OF PINELLAS §

The foregoing Quitclaim Deed was acknowledged before me, the undersigned authority, by means of physical presence by **NICHOLAS F. ZIELONY a/k/a NICHOLAS F. MUNSON, Grantor**, who produced a driver's license issued by State of Florida that contained his photograph and signature as identification thereby proving him to be the person whose name is subscribed to the foregoing instrument as Grantor, by means of physical presence by **LINDSEY C. NOLL a/k/a LINDSEY NOLL a/k/a LINDSEY C. MUNSON, Grantor**, who produced a driver's license issued by State of Florida that contained her photograph and signature as identification thereby proving her to be the person whose name is subscribed to the foregoing instrument as Grantor, both of whom identified this instrument as a Deed and signed such instrument willingly for the purposes and consideration therein expressed, both of whom signed such instrument in the presence of **RACHEL DRUDE-TOMORI, ESQ., LL.M.**, a witness who is personally known to me, and of **ALEJANDRO MONT**, a witness who is personally known to me.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 22 day of February, 2022.

NOTARY PUBLIC STATE OF FLORIDA
THOMAS KELLEY
MY COMMISSION # HH 193279
EXPIRES: November 29, 2025
Bonded Thru Notary Public Underwriters

Notary Public, State of Florida
Notary's printed name: Thomas Kelley

CERTIFICATE OF AUTHENTICITY

I, **RACHEL DRUDE-TOMORI, ESQ.**, 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 **February 22, 2022**.

RACHEL DRUDE-TOMORI, ESQ., LL.M.
FL Bar Number 61127

Date: February 22, 2022

STATE OF FLORIDA

COUNTY OF PINELLAS

Sworn to and subscribed before me this 22 day of February, 2022.

THOMAS KELLEY NOTARY PUBLIC

My Commission Expires: 11-29-2025

Notary's Seal

