Karen Johnson Davidson County
Batch# 829994 DEEDQC
03/28/2022 01:00:15 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220328-0035626

STATE OF WISCONSIN
COUNTY OF WAUKESHA

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: PERMANENT

(AFFIX SEAL)

STEVEN TIKALSKY NOTARY PUBLIC STATE OF WISCONSIN

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSEPH D. DOLLAK, JR., TRUSTEE OF THE JOSEPH D. DOLLAK, JR. TRUST	**SAME**	**081-04-0D-002.00 CO**
(NAME) **P. O. BOX 304**	(NAME)	
(ADDRESS) **SUSSEX, WI 53089**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF $1.00 CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JOSEPH D. DOLLAK,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **JOSEPH D. DOLLAK, JR., TRUSTEE OF THE JOSEPH D. DOLLAK, JR. TRUST DATED** OCTOBER 14, 2021, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. B on the plan of Homes at 1904 3rd Avenue North, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 1904 3rd Avenue North, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180110-0003479 and amended in Instrument No. 20191108-00115616, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to JOSEPH D. DOLLAK, A SINGLE MAN, by deed from JACOB STOCK AND ARLENA STOCK, HUSBAND AND WIFE, of record in Instrument No. 20200728-0082564, dated June 26, 2020, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 21, page 32 and Instrument No. 20171113-0116441, Declaration of Covenants, Conditions and Restrictions of Homes at 1904 3rd Avenue North, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180110-0003479 and amended in Instrument No. 20191108-00115616; Right-of-Way Easement of record in Book 1450, page 550; Shared Manhole and Sewer Tap of record in Instrument No. 20190826-0085730, and any and all other restrictions, conditions, and easements of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **1904 B 3rd AVENUE NORTH, NASHVILLE, TN 37208**
(House Number) (Street) (P O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 16TH day of ~~JANUARY~~ MARCH, 2022.

JOSEPH D. DOLLAK

STATE OF WISCONSIN
COUNTY OF WAUKESHA

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **JOSEPH D. DOLLAK**, the bargainor, 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 ~~January,~~ MARCH 2022.

My Commission ~~Expires:~~ PERMANENT

J. STEVEN TIKALSKY NOTARY PUBLIC STATE OF WISCONSIN

Notary Public