PREPARED BASED ON PRIOR DEED. TITLE SEARCH NOT PROVIDED

Prepared and Return to:
Amy Cross Nance Attorney at Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Christine Puncochar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF Apr, 2022.

Notary Public
My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner	Send Tax Bills	Map-Parcel Numbers
The Puncochar Family Trust **818 Porter Road** **Nashville, TN 37206**	**Same**	**073 05 0 141.00**

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Richard J. Puncochar and wife, Christine M. Puncochar, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Richard J. Puncochar and Christine M. Puncochar, Co-Trustees of the Puncochar Family Trust, dated January 10, 2022, its successors and/or assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Being Lot 1, Section 7, Riverwood Heights, as shown on plat of record in Plat Book 2854, Page 34, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Richard J. Puncochar and wife, Christine M. Puncochar, by deed from Stephen Lee Masey, Executor of the Estate of Virginia Lorene Rowland, of record in Instrument No. 20120731-0067523, Register's Office for Davidson County, Tennessee.

This is improved property known as 2101 Cooper Lane, Nashville, Tennessee 37216.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Karen Johnson Davidson County
Batch# 840277 DEEDQC
04/18/2022 09:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220418-0043873

WITNESS my hand this 6 day of April, 2022.

Richard J. Puncochar

Christine M. Puncochar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard J. Puncochar and Christine M. Puncochar the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 6th day of April, 2022.

Notary Public

My Commission expires 2/12/23

AMY GROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Emily Hobbs, 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 this 6th day of April 2022

Dated April 6th, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Emily Hobbs who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 8th day of April, 2022

My commission expires: 2/12/23

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY