Karen Johnson Davidson County
Batch# 843325 DEEDQC
04/21/2022 09:14:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220421-0046024

THIS INSTRUMENT PREPARED BY:
ANDREW E. MILLS, ESQ.
Reynolds, Potter, Ragan & Vandivort, PLC
Attorneys-at-Law
210 East College Street
Dickson, Tennessee 37055
This firm did not conduct a title search, issue a title opinion letter, or issue title insurance regarding the sale of this property.

Address of New Owners:	Send Tax Bills To:	Map / Parcel
Jordan Marcus Hersko 1908A Sheridan Road Nashville, TN 37206	Same	072-16-3H-001.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of **One And No / 100ths ($1.00) Dollar**, to me paid, the receipt of which is hereby acknowledged, and other considerations hereinafter mentioned, I, **Thalia Kanwit**, by these presents do transfer and quit-claim unto **Jordan Marcus Hersko**, and their heirs and assigns, the following described tract or parcel of land, lying and being situated in Davidson County, Tennessee, and more particularly bounded and described as follows:

Land in Davidson County, Tennessee, being Unit A, as shown on Exhibit B of the Declaration of Protective Covenants Conditions and Restrictions for 1908 Sheridan Commons, a Townhouse Planned Unit Development, of record in Plat Book 20180215-0015072, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jordan Marcus Hersko, from Dillon Bock, and wife Kristin Bock by Warranty Deed dated November 17, 2020 and of record in Instrument No. 20201120-0136613, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be a 1908A Sheridan Road, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

IN WITNESS WHEREOF, I have hereunto set my hand and signature, this 4th day of April, 2022.

Thalia Kanwit

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Thalia Kanwit,** with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

Witness my hand and notarial seal at office in the State and County aforesaid, this 4th day of April, 2022.

NOTARY PUBLIC

KRISTEN MENKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

My Commission Expires: 1/3/2023

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear of affirm that the actual consideration for this transfer is $1.00.

Affiant

Subscribed and sworn to before me this 4th day of April, 2022.

NOTARY PUBLIC

KRISTEN MENKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

My Commission Expires: 1/3/2023