Karen Johnson Davidson County
Batch# 921950 DEEDQC
09/27/2022 12:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220927-0106879

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF September, 2022.

Notary Public

MY COMMISSION EXPIRES: 8-26-2023
(AFFIX SEAL)

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #22-DM-1216-Cap

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Szlachetka and Sarah P. Weinstein	**Same as New Owner**	
(NAME)	(NAME)	
107 Brockhampton Court		**083 04 0 121.00**
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SARAH WEINSTEIN AND MATTHEW SZLACHETKA, WIFE AND HUSBAND,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **MATTHEW SZLACHETKA AND SARAH P. WEINSTEIN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, parts of Lot Nos. 30 and 31 on the Plan of Rosebank Subdivision of the J. W. C. Church Tract of record in Plat Book 547, Page 48, in the Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning on the Westerly margin of Preston Drive, formerly Preston Avenue, at a point being 240 feet Northerly from the Northwest intersection of Carter Street and Preston Drive, formerly Preston Avenue; thence with the Westerly margin of said Preston Drive, formerly Preston Avenue, Northerly 100 feet to the Southeast corner of the property conveyed to Arvil H. Cubbins, et al by deed from William F. Carr and wife, of record in Book 2748, Page 77, said Register's Office; thence with said Cubbins' Southerly boundary line Westerly 260 feet, more or less, to a point in the line between Lot Nos. 29 and 30; thence with the line between said two lots Southerly 50 feet; thence South 54 degrees 10 minutes East 113 feet; thence Easterly 160 feet to the beginning.

Being the same property conveyed to Sarah Weinstein, unmarried, by Warranty Deed from Jason Hewitt, an unmarried man and Natalie Raketich, an unmarried woman, of record in Instrument No. 20151118-0117186, in the Register's Office of Davidson County, Tennessee, dated November 16, 2015 and recorded on November 18, 2015; the said Sarah Weinstein having since married Matthew Szlachetka.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is ____ **unimproved** __X___ **improved** property known as: **1216 Preston Drive, Nashville, TN 37206.**

Witness my/our hand(s) this the 26 day of September, 2022.

Sarah Weinstein

Matthew Szlachetka

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of September, 2022, before me personally appeared Sarah Weinstein, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of September, 2022.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of September, 2022, before me personally appeared Matthew Szlachetka, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of September, 2022.

Notary Signature
My commission expires:

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Matthew Szlachetka and Sarah P. Weinstein
107 Brockhampton Court
Goodlettsville, TN 37072

True Copy Certification

I, **Diane March,** 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 the 26th day of September, 2022.

Affiant Signature
Date 09/26/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 26th day of September, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON