Karen Johnson Davidson County
Batch# 923374 DEEDQC
09/29/2022 03:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220929-0107745

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 29th day of September 2022.

Notary Public

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/03/25

Address New Owners as:	Tax Bill To:	Map / Parcel
Russell A. Skrabut 4438 Long Lane Franklin, TN 37064	New Owners	162 12 0B 017.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Toni Paavola**, unmarried, (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Russell A. Skrabut,** a married man, (hereinafter referred to as "Grantee"), all of her interest in the following described parcel of real estate located in Davidson County, Tennessee:

Unit Number 5-B, as shown on plan of VILLAS AT BELLE PARKE, PHASE 1, a horizontal property regime, or record in Instrument No. 20020913-0111601, as defined in the Master of Deed of record in Instrument No. 20020911-0110959, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carolyn Ann Jacobs, unmarried, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20031002-0145207 Register's Office for

Davidson County, Tennessee. Carolyn Ann Jacobs died on July 9, 2021 and her interest in the property was conveyed to her only children, Toni Paavola and Russell A. Skrabut as her only heirs at law. Carolyn Ann Jacobs was unmarried at the time of her death.

This is improved property commonly known as 1345 Bell Road, Unit 327, Antioch, Tennessee 37013.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 23rd day of September, 2022.

GRANTOR:

Toni Paavola

Toni Paavola

STATE OF Florida }
COUNTY OF Volusia }

On this 23rd day of September, in the year 2022, before me the undersigned, personally appeared **Toni Paavola** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 23rd day of September, 2022.

Stephanie Carbonell

Notary Public

My Commission Expires: 7-19-24

STEPHANIE CARBONELL
Notary Public-State of Florida
Commission # HH 20686
My Commission Expires
July 19, 2024

Certificate of Authenticity

I, Robert J. Votestine III, do herby 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 9/23/22.

AFFIANT SIGNATURE — 9/29/22 Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 29th day of September, 2022.

William Altus Pryor
NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026