Karen Johnson Davidson County
Batch# 929961 DEEDQC
10/14/2022 01:53:29 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20221014-0112882

Prepared by:
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Attorney at Law, PLLC
TN BPR # 11639
4235 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

STATE OF MINNESOTA
COUNTY OF STEARNS

The actual consideration or value, whichever is greater, for this transfer is $-0-

John Lelwica
Affiant

Subscribed and sworn to before me this 4th day of ~~September~~ October, 2022.

BARBARA J. FERRIAN
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2025

Barbara J Ferrian
Notary Public
My commission expires: 1/31/2025

Address of New Owner:	Send Tax Bills to:	Tax Information:
John R. Lelwica, Trustee Renee L. Lelwica, Trustee 22632 Fable Road St. Cloud, MN 56301	New Owner	095-05-0B-066.00CO

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, **John Lelwica, a married man,** hereinafter the Grantor, by these presents, does hereby quitclaim and convey to **John R. Lelwica and Renee L. Lelwica, Trustees of the John R. Lelwica Revocable Living Trust, dated February 7, 2018, and any amendments thereto,** hereinafter Grantees, all right, title, and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit 40, Easthaven Townhomes, a Planned Unit Development, as established by Declarations and Covenants, Conditions and Restrictions, recorded in Instrument No. 20010806-0083543, as amended in Instrument Nos. 20020709-0082357, 20030425-0055753, 20031007-0147961 and 20040419-0043570, in Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John Lelwica, a married man, by warranty deed from Nicole L. Brownfield formerly known as Nicole Sitter, married, joined by her spouse, Patrick J. Brownfield, conveying his marital interest, if any, in subject property, dated January 22, 2021 of record in Instrument No. 20210126-0011585, Office of the Register of Deeds of Davidson County, Tennessee.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The subject property is not the marital or principal residence of the grantor herein.

Pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(F) this conveyance is exempt from the payment of real estate transfer tax as a conveyance from the Grantor to himself as Trustee of his revocable living trust.

This is improved property known as 2120 Lebanon Pike, Unit 40, Nashville, TN 37210.

Witness my hand this 4th day of ~~September~~ October, 2022.

John Lelwica

JOHN LELWICA

STATE OF MINNESOTA
COUNTY OF STEARNS

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **JOHN LELWICA**, 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 Waite Park Minnesota, this 4th day of ~~September~~ October, 2022.

Barbara J Ferrian

Notary Public

My commission expires: 1/31/2025

BARBARA J. FERRIAN
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2025