Karen Johnson Davidson County
Batch# 943323 DEEDQC
11/21/2022 12:14:59 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20221121-0123246

This Instrument Prepared By & Return To:

Tim W. Smith, Attorney at Law
P.O. Box 333012
Murfreesboro, Tennessee 37133

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that of the State of Tennessee, PAMELA ANN KALNITZKY for and in consideration of the sum of Ten Dollars, does hereby bargain, sell, release, remise, quit claim and convey unto M. PHILLIP KALNITZKY all her right, title and interest in and to the following described real estate, situated and being in Nashville, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot 69, on the Plan of Final Plat, Thornton Grove PUD, Phase 1B & 1C, of record in Instrument No. 20200828-0097695, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to NVR, Inc., a Virginia Corporation T/A Ryan Homes by Special Warranty Deed from Thornton Grove Green, LLC, a Delaware Limited Liability Company, dated April 5, 2021, of record in Instrument No. 20210407-0045695, Register's Office of Davidson County, Tennessee. Current Source of Title: 20210709-0092761

This deed was prepared from information provided by the parties herein, and the preparation of this deed neither expresses nor implies any opinion of the preparer as to title nor as to the accuracy of the description of the property conveyed herein.

IN TESTIMONY WHEREOF I have hereunto set my hand this 10 day of November, 2022.

PAMELA ANN KALNITZKY

STATE OF TENNESSEE
COUNTY OF Sumner

BEFORE ME, the undersigned Notary Public in and for the County and State aforesaid, personally appeared PAMELA ANN KALNITZKY with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the person within named and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 10 day of November, 2022.

Notary Public

My Commission Expires: 9.27.24

LACIEYA BEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2025

MAP & Parcel: 050 02 00 069.00

Property Owner: M. PHILLIP KALNITZKY
Property Known As: 2621 Thornton Grove Boulevard, Nashville, Tennessee 37207
Parcel No.
Mail Tax Notice To: M. PHILLIP KALNITZKY, 2621 Thornton Grove Boulevard, Nashville, Tennessee 37207

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR SURVEY. TRANSFER MADE PURSUANT TO MARITAL DISSOLUTION AGREEMENT. THIS TRANSFER CONSTITUTES A NON-TAXABLE EXCHANGE PURSUANT TO TENNESSEE CODE ANNOTATED 67-4-409(3)(E).

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer is $-10- .

Pamela A Kalnitzky
Affiant

Subscribed and sworn to before me this 10 day of November, 2022.

La Cueya Bey
Notary Public

My Commission Expires: 9.27.24

LACIEYA BEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026