Karen Johnson Davidson County
Batch# 958412 DEEDQC
01/05/2023 02:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230105-0001088

THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Cameron Penny
20 Publix Drive, Unit 138
Garner, NC 27529

File No.: 22-0205TN

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No(s).
Justin Andrew Sewak and Melinda Sewak 146 Cumberland Trace Nashville, TN 37214	Justin Andrew Sewak and Melinda Sewak 146 Cumberland Trace Nashville, TN 37214	073160A14600CO

THIS INDENTURE made this 17th day of DECEMBER, 2022 between, **Justin Andrew Sewak and Melinda Sewak, husband and wife**, First Party, and **Justin Andrew Sewak, a married man**, Second Party:

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of No Dollars And No/100 Dollars ($0.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, the following described premises, to wit:

LAND in Davidson County, Tennessee, being all of Unit 146 as shown on the Plat of Cumberland Trace, of record in Book 5200, Page 0724, Register's Office for Davidson County, Tennessee, together with an undivided membership in the Cumberland Trace Homeowner's Association and as described in Book 6218, Page 0528, said Register's Office, to which plat refrence is made for a more complete and acuratre legal description.

Being the same property conveyed to Justin Andrew Sewak and Melinda Sewak by Brian P. Maurer and Diane MacLachian, husband and wife in an instrument dated April 29, 2019 and recorded May 1, 2019 in Intrument 20190501-0040214.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 17 day of December, 2022

Melinda Sewak

Justin Andrew Sewak, Spouse of Grantor

STATE OF Tennessee

COUNTY OF Davidson

On 12/17/2022 before me, Jamie Herron, personally appeared Justin Andrew Sewak and Melinda Sewak , proved to me on basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in her/her/their authorized capacity(ies), an that by his/her/their signature(s) on the instrument that person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 9/5/2027

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration of this transfer is $0.00.

Melinda Sewak

Subscribed and sworn to before me this 17 day of December, 2022

Notary Public

My Commission Expires: 9/5/2027

JAMIE D. HERRON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Dillon Del Favero, 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 12/17/2022 (date of document).

Affiant Signature

01/05/2023
Date

State of NC

County of Wake

Sworn to and subscribed before me this 5 day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 09/25/2024

NOTARY'S SEAL

DEIRDRE L LEACH
NOTARY PUBLIC
JOHNSTON COUNTY, NC
My Commission Expires 9-25-2024