Karen Johnson Davidson County
Batch# 960462 DEEDQC
01/12/2023 10:13:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230112-0002697

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 11 DAY OF January, 2023.

William E. Grones
Notary Public - State of New York
No. 01GR6443451
Qualified in Clinton County
My Commission Expires 11/07/2026

Notary Public

MY COMMISSION EXPIRES: 11/07/2026
(AFFIX SEAL)

Y-P-22-817-312

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Laura Nancy Banaszewski		
(NAME)	(NAME)	**082-13-0E-312.00-CO**
817 3rd Ave N #312,	**Same**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(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, **CONNOR WILLARD BANASZEWSKI, ASHLEY RUTH BANASZEWSKI, AND KELLEY LYNNE BANASZEWSKI,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **LAURA NANCY BANASZEWSKI** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and 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, Being Unit No. 312, together with storage space No. 3-B, and all rights and appurtenances thereto belonging as set out in the Master Deed of District Lofts, a Condominium Development of record as Instrument No. 20080104-0001256, and amended by surveyors certificate of correction of record in Instrument No. 20080111-0003637, and amended by Instrument No. 20080609-0059308, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description. Unit No. 312 is assigned parking space 30 as shown on the plan of the parking space assignment as of record in Instrument No. 20080609-0059308, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andrew T. Dill, an unmarried man by Warranty Deed from Thomas D. Moore and wife, Sharon J. Moore, of record in Instrument No. 20150324-0025128 Register's Office for Davidson County, Tennessee, dated March 20, 2015 and recorded on March 24, 2015.

Being the same property conveyed to Laura Banaszewski, an unmarried woman and Craig Banaszewski, a married man, as tenants in common, by Warranty Deed from Andrew T. Dill, an unmarried man of record in Instrument No. 20211018-0139573, Register's Office for Davidson County, Tennessee, dated October 04, 2021 and recorded on October 18, 2021.

The said Craig Banaszewski having since passed away intestate on December 26, 2022 with his interest in the subject property vesting in Connor Willard Banaszewski, Laura Nancy Banaszewski, Ashley Ruth Banaszewski, and Kelley Lynne Banaszewski as his sole surviving heirs at law, evidenced by Affidavits of Heirship of Record in Instrument Numbers 202301120002695 and 202301120002696 in the Register's Office for Davidson County, Tennessee.

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 **improved** property known as: **817 3rd Ave N #312, Nashville, Tennessee 37201**.

Witness our hands this the 9th day of January, 2023.

CONNOR WILLARD BANASZEWSKI

STATE OF Austin)
COUNTY OF Travis)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CONNOR WILLARD BANASZEWSKI**, the within named 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, this the 9th day of January, 2023.

Notary Public
My Commission Expires:

MARCOS E. BASALDUA
Notary Public, State of Texas
Comm. Expires 01-08-2025
Notary ID 132857826

Witness our hands this the 6th day of January, 2023.

ASHLEY RUTH BANASZEWSKI

STATE OF Texas)
COUNTY OF Tarrant)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ASHLEY RUTH BANASZEWSKI**, the within named 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, this the 6th day of January, 2023.

Notary Public
My Commission Expires: 09/23/2025

MARKEISHA LASHELLE THOMAS
My Notary ID # 133348493
Expires September 23, 2025

Witness our hands this the 9 day of Jan, 2023.

Kelley Lynne Banaszewski

KELLEY LYNNE BANASZEWSKI

STATE OF Texas)
COUNTY OF Tarrant)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KELLEY LYNNE BANASZEWSKI**, the within named 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, this the 9 day of January, 2023.

Notary Public
My Commission Expires: 03/22/25

NOTARY PUBLIC STATE OF TEXAS
MIGUEL A MENDEZ JR
Notary ID #132988551
My Commission Expires
March 22, 2025

I, Gabriel R. Lutz, 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 1/06/2023 and 1/09/2023 (date of document).

Affiant Signature

Date 1/11/2023

State of New York

County of Clinton

Sworn to and subscribed before me this 11 day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/07/2026

