Karen Johnson Davidson County
Batch# 962213 DEEDQC
01/18/2023 01:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230118-0004104

New Owner

Prepared By:	Record and Return To:	Mail Tax Statements to:
VidmarLaw, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Title Pronto 5200 Park Rd Ste 101 Charlotte, NC 28209	Anel Skopljak and Mirna Tunjic Skopljak 308 Edwin Street Nashville, TN 37207

Order Number: 103874TN-D

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Anel Skopljak and Mirna Tunjic Skopljak, having taken title as, Mirna Junjic Skopljak, Husband and Wife,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Anel Skopljak and Mirna Tunjic Skopljak, Husband and Wife,** whose address is 308 Edwin Street, Nashville, TN 37207, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being the Easterly Half of Lot No. 29 on the Map of Trinity Heights, Being T. W. Crutchers Trustee Subdivision of Lot No. 3, of record in Book 332, Page 4, Register's Office for Davidson County, Tennessee. Said part of said lot fronts 50 feet on the southerly side of Edwin Avenue and runs back between parallel lines 166 feet to an alley.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all matters as shown on plat of record in Book 332, Page 4, Register's Office for Davidson County Tennessee.

Subject to all other easements, restrictions and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

PCL103874TNDQTC01010103

County Parcel Number: 071 07 0 222.00
Street address of property: 308 Edwin Street, Nashville, TN 37207
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20191125-0121431 in the Register's Office, Davidson County, Tennessee.

Signed this 11 day of January, 2023.

Signature of Grantor(s):

Anel Skopljak
Anel Skopljak

Mirna Tunjic Skopljak
Mirna Tunjic Skopljak,
having taken title as,
Mirna Junjic Skopljak

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 11th day of January, 2023 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Anel Skopljak and Mirna Tunjic Skopljak, having taken title as, Mirna Junjic Skopljak, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Michelle Matthews Davis
Notary Public

MICHELLE MATTHEWS DAVIS
State of Tennessee Notary Public
DAVIDSON COUNTY, TENN

My Commission Expires
May 7, 2024

PCL103874TNDQTC01010203

Property Address: 308 Edwin Street, Nashville, TN 37207
Tax Parcel: 071 07 0 222.00

Oath of Consideration

I or we, Mirna Tunjic Skopljak, Anel Skopljak, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $0.

Signed this 11 day of January, 2023.

Signatures of Affiant(s):

Mirna Tunjic Skopljak
Anel Skopljak

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

Notary Public

MICHELLE MATTHEWS-DAVIS
State of Tennessee Notary Public
DAVIDSON COUNTY, TENN

My Commission Expires
May 7, 2024

PCL103874TNDQTC01010303

Tennessee Certification of Electronic Document

I, Kobee Smith, 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 1-11-2023 (date of document).

Affiant Signature

1-18-2023
Date

State of NC

County of Mecklenburg

Sworn to and subscribed before me this 18 day of January, 2023.

Amanda Simpson
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires 06/03/2026

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL