Karen Johnson Davidson County
Batch# 966020 DEEDQC
01/31/2023 11:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230131-0007149

PREPARED BY:

Andrew J. Bellm, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, January 30, 2023.

Notary Public

My Commission Expires: 7/3/23

ANDREW J. BELLM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

New Owner Address:
James David Stefansic and
Candace Fruin Stefansic, Co-Trustees
2501 Sunset Place
Nashville, TN 37212

Send Tax Bills To:
Same

Map-Parcel Number
104 15 0 120.00

QUITCLAIM DEED

James D. Stefansic and Candace F. Stefansic, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **James David Stefansic and Candace Fruin Stefansic, Co-Trustees of The Stefansic Family Trust, dated January 30, 2023** ("Grantee"), all right, title, and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

<Signature page to follow.>

WITNESS my hand on this day, January 30, 2023.

James D. Stefansic

Candace F. Stefansic

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James D. Stefansic** and **Candace F. Stefansic**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument as their free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, January 30, 2023.

Notary Public

My Commission Expires: 7/3/23

ANDREW J. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

887926.1/2011927

EXHIBIT A

Land in Davidson County, Tennessee, being Lot 28, Map of SUNSET PARK Subdivision, Part of Lot No. 1 and Whole of Lot No. 2, Land of Mrs. Jane Taylor, De'd as shown on plat of record in Plat Book 332, Page 132, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James D. Stefansic and Candace F. Stefansic, husband and wife from Shaffer Homes Services LLC by warranty deed of record in Instrument No. 20090203-009165, Register's Office for Davidson County, Tennessee.

The description is the same as that used in the previous deed.

This is improved property commonly known as 2501 Sunset Place, Nashville, TN 37212.

True Copy Certification

I, Andrew J. Bellm, Esq., 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 January 30, 2023.

Affiant Signature

Date: January 30, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Amy L. Sowney, a notary public for this county and state, Andrew J. Bellm, Esq., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal on this day, January 30, 2023.

Notary's Signature

My Commission Expires: 7/7/2025
Notary's Seal

AMY L. SOWNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

887926.1/2011927