Karen Johnson Davidson County
Batch# 967645 DEEDQC
02/03/2023 04:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230203-0008190

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, February 3, 2023.

Notary Public

My Commission Expires: 7/5/23

ANDREW J. BELLM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

New Owner Address:
Timothy G. Gianikas
309 White Bridge Road
Nashville, TN 37209

Send Tax Bills To:
Same

Map-Parcel Number:
Map - 104 02 0Q
Parcels - 011.00 -012.00

EXECUTOR'S QUITCLAIM DEED

John G. Gianikas, Executor of the Estate of George John Gianikas (the "Decedent"), who died on November 18, 2018 and whose estate is open and is being administered pursuant to Decedent's Last Will and Testament duly admitted to probate and of record in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 19P-1108 for consideration of $10.00, hereby releases, remises and quitclaims unto **Timothy G. Gianikas** all the right, title and interest of the Decedent's estate in and to a tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit Nos. 11 and 12 of Acklen Park Condominiums, created under Title 66, Section 27-101, et seq. as amended Tennessee Code Annotated, and as established by a Master Deed, of record in book 6907, page 54, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Acklen Park Condominiums, as of record in Book 7739, page 997, said Register's Office, for a more complete identification and description of said unit.

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Being a portion of the same property conveyed to George Gianikas by deed from George Gianikas and Louise Demetros, of record Book 9850, page 578, Register of Deeds for Davidson County, Tennessee. George Gianikas a/k/a George John Gianikas having since died on November 18, 2018, leaving a Last Will and Testament which has been admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) under Docket No. 19P-1108.

The premises herein conveyed is a condominium apartment pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Acklen Park Condominiums, of record in Book 7739, page 952, Register's Office for Davidson County, Tennessee; and taxes for current year which have been assumed by the Grantee herein.

The description is the same as that used in the last deed prior to this transaction.

This is improved property commonly known as Units 11and 12, 205 Acklen Park Drive, Nashville, TN 37203.

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

WITNESS my hand on this day, Feb. 3, 2023.

John G. Gianikas, Executor of the George John Gianikas Estate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John G. Gianikas, Executor of The Estate of George John Gianikas** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this day, February 3, 2023.

Notary Public

My Commission Expires: 7/3/23

ANDREW J. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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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 Feb. 3, 2023.

Affiant Signature

Date: 2/3/2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of February, 2023.

Notary's Signature

My Commission Expires: 8/19/2025

Notary's Seal

SHARON F MULLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2025

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