THIS INSTRUMENT PREPARED BY (& return to):
JANICE STANLEY WALDEN
ATTORNEY AT LAW
P. O. BOX 121541
ACKLEN STATION
NASHVILLE, TN 37212

ADDRESS NEW OWNER: **MAXIMILIAN M. CIKERLE**
3821 Baxter Avenue
Nashville, TN 37216

Send Tax Bills to: **NEW OWNER**

MAP AND PARCEL: **061-15-0-291.00**

Karen Johnson Davidson County
Batch# 969178 DEEDQC
02/09/2023 10:44:31 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230209-0009488

QUIT CLAIM DEED

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, NANCY RADETIC, hereinafter called the Grantor, does hereby bargain, sell, remise, quitclaim, transfer and convey unto MAXIMILIAN M. CIKERLE, Grantee, his heirs, successors and assigns, forever, all right, title and interest in and to the following described real estate located in Davidson County, State of Tennessee, to-wit:

Lot No. forty two (42) on the map of the subdivision of the Maplewood Home Tract, 11th Civil District as of record in Book No. 421, Page 174, Register's Office of Davidson County, Tennessee, said lot fronts one hundred feet (100) fee on the westerly side of a fifty (50) foot unnamed street and runs back between parallel lines two hundred and twenty-five (225) feet to a dead line.

This is the same description as in the previous deed of record.

Being the same property conveyed to Maximilian Cikerle, unmarried, and Nancy Radetic, unmarried, as joint tenants with right of survivorship by Quit Claim Deed dated October 27, 2021, from Maximilian Cikerle, an unmarried man, of record, Instrument No. 20211028-0144818 recorded on October 28, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property, known as 3821 Baxter Avenue, Nashville, TN 37216.

IN TESTIMONY WHEREOF I have executed this instrument this the 20th day of January 2023.

Nancy Radetic

NANCY RADETIC, GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Nancy Radetic, Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 20th day of January 2023.

Janice Stanley Waldron

NOTARY PUBLIC

JANICE STANLEY WALDRON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires on November 6, 2023.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Janice Stanley Waldron

Affiant

Subscribed and sworn to before me, this 20th day of January 2023.

Marietta M. Shipley

NOTARY PUBLIC

MARIETTA M. SHIPLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-6-2025

My commission Expires on November 6, 2023.