Karen Johnson Davidson County
Batch# 977666 DEEDQC
03/07/2023 10:44:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230307-0016236

This Instrument Prepared By:

Charles B. Griffith, Attorney at Law
108 Harding Place, Suite 203
Nashville, Tennessee 37205
(615) 457.2931

This Instrument was prepared by information provided by the parties and with no title examination being made nor any title insurance being issued. The parties hereto hold the Preparer harmless from any and all liability, pursuant to law.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	TAX MAP & PARCEL:
Mark M. Michanowicz Denise Michanowicz 4212 Bayside Lane Hermitage, TN 37076	NEW OWNERS	Map 97-08 Parcel 51 4D 13048

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid by the Grantees to the Grantors, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, FRANK M. MICHANOWICZ AND WIFE, BARBARA F. MICHANOWICZ (the "Grantors," collectively herein) by these presents, do hereby quitclaim, transfer and convey their entire right and interest in the below-described real property, to MARK MICHAEL MICHANOWICZ and DENISE MICHANOWICZ (the "Grantees," collectively herein), to have and to hold said real property, with all appurtenances, estate, title, and interest, as Tenants-in-Common, each such Grantee / Tenant being hereby conveyed a FIFTY PERCENT (50.00%) undivided interest and share of the whole, and their respective successors and assigns forever, the subject real property being situate in Davidson County, Tennessee, and further described as follows:

> Land in Davidson County, Tennessee, being Lot No. 278 on the Plan of Lake Park Subdivision, Section 10, as of record in Book 4955, page 65, Register's Office for Davidson County, Tennessee, described as follows:
>
> Said Lot No. 278 fronts 98 feet on the southerly margin of Bayside Lane and extends back 187.61 feet on the westerly line and 159.39 feet on the easterly line to a line in the rear which measures 150.49 feet thereon.

BEING THE SAME PROPERTY conveyed to the Grantors, Frank M. Michanowicz and wife, Barbara F. Michanowicz, by deed, dated Oct.4, 1983, from Dennis N. Osborne and wife, Paulette S. Osborne, of record in Book 6152, Page 37, Register's Office for Davidson County, Tennessee.

This is IMPROVED PROPERTY Known as: 4212 Bayside Lane
Hermitage, Tennessee 37076

AND SAID PROPERTY IS CONVEYED subject to all such limitations, restrictions and encumbrances of records as affect the premises.

WITNESS OUR HANDS, as of THIS 6th DAY OF March, 2023.

GRANTORS:

Frank M Michanowicz — FRANK M. MICHANOWICZ, Grantor

Frank M Michanowicz as Attorney-in-Fact — Frank M. Michanowicz, as Attorney-in-Fact for BARBARA F. MICHANOWICZ, Grantor (Power of Attorney dated July 25, 2016)
for Barbara F. Michanowicz

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 6th day of March, 2023, before me, the undersigned Notary Public, personally appeared FRANK M. MICHANOWICZ, Grantor hereinabove, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, on behalf of himself, individually, and on behalf of his spouse, BARBARA F. MICHANOWICZ, as Attorney-in-Fact under that certain Power of Attorney dated July 25, 2016, and who acknowledged such execution as being the free and voluntary act and deed of both FRANK M. MICHANOWICZ and BARBARA F. MICHANOWICZ, the aforementioned Grantors.

TINA MABRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires:
July 7, 2025

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration given for this conveyance is ZERO and 00/100 DOLLARS ($0.00). Pursuant to T.C.A. § 67-4-409(a)(1)(D) and (E), no oath of value is required for this conveyance by Quitclaim, which is exempt from transfer tax.

AFFIANT

Subscribed and sworn to before me, as of this 6th day of March, 2023

TINA MABRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires:
July 7, 2025