Karen Johnson Davidson County
Batch# 980217 DEEDQC
03/13/2023 03:51:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230313-0018176

This Instrument Prepared By:

Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
Baker Donelson Center, Suite 800
1600 Westend Avenue, Suite 2000
Nashville, Tennessee 37203
Attn: John A. Gupton III

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*
Metropolitan Government of Nashville and Davidson County P.O. Box 196300 Nashville, TN 37201	Same
Map & Parcel No.: 133 04 0A 023.00	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **GIANIKAS CONTRACTORS, INC., A TENNESSEE CORPORATION**, ("Grantor") does hereby quitclaim unto **METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY** ("Grantee"), its successors and assigns, all of its right, title and interest in and to a certain tract or parcel of land described in Exhibit A, attached hereto and made a part hereof (the "Property").

This is unimproved property located at 0 Twin Oaks Court, Nashville, TN 37211.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[SIGNATURE PAGE TO FOLLOW.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 9 day of March, 2023.

GIANIKAS CONTRACTORS, INC., A TENNESSEE CORPORATION

By: _____
JOHN GIANIKAS

Its: President

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared **JOHN GIANIKAS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized officer of **GIANIKAS CONTRACTORS, INC., A TENNESSEE CORPORATION**, the within named bargainor, a Tennessee corporation, and that he as such authorized officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such authorized officer.

WITNESS my hand and seal at office, on this the 9th day of Mar. 2023.

_____
Notary Public

My Commission Expires: 1/26/2025

LINDSEY LACAYO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/26/2025
DAVIDSON COUNTY

4894-7183-2146

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $00.00.

AFFIANT

Subscribed and sworn to before me this 27th day of March, 2023.

NOTARY PUBLIC

LINDSEY LACAYO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/26/2025
DAVIDSON COUNTY

My Commission Expires:

1/26/25

4894-7183-2146

Exhibit A

Land in Davidson County, Tennessee being Tract A Open Area on the Plan of Twin Oaks Subdivision Section 2, Phase 2 of record in Instrument No. 20021206-0150674 Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Gianikas Contractors, Inc., a Tennessee Corporation, erroneously referred to as "George Gianikas General Contractor, a Tennessee Corporation" by deed from Glen Associates, a Tennessee Joint Venture of record in Book 11614, page 552, Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit recorded as Instrument No. 20120530-0046691 and Instrument No. 20171220-0129800. The said Gianikas Contractors, Inc., a Tennessee corporation now being known as George Gianikas General Contractors, Inc., a Tennessee corporation.

Tennessee Certification of Electronic Document

I, John A. Gupton III, 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 March 9, 2023 (date of document).

John A. Gupton III
Affiant Signature

March 13, 2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2025

NOTARY'S SEAL

