Karen Johnson Davidson County
Batch# 986874 DEEDQC
03/30/2023 03:01:30 PM 4 pgs
Fees: $27.00 Taxes: $0.00
20230330-0023247

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, March 29, 2023.

Notary Public

My Commission Expires: 1-11-2026

LYNNE B. JERVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires JAN. 11, 2026

New Owner Address:
Cody James Chlebowski and
Katherine Ladd Chlebowski
3318 Dumas Drive
Nashville, TN 37211

Send Tax Bills To:
Same

Map-Parcel Number:
133 03 0 161.00

Katherine Elizabeth Ladd n/k/a Katherine Ladd Chlebowski ("Grantor"), for consideration in the amount of $10.00, hereby releases, remises and quitclaims to Andrew J. Bellm, Trustee, his successors and assigns, 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.

And now, I, the said Andrew J. Bellm, Trustee, do hereby quitclaim all right, title and interest unto **Cody James Chlebowski and Katherine Ladd Chlebowski, husband and wife**, their heirs and assigns, the same property described in Exhibit A, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises.

<Signature page to follow.>

897359 1/020230253

WITNESS my hand on this day, March 29, 2023.

Katherine Elizabeth Ladd n/k/a
Katherine Ladd Chlebowski

Andrew J. Bellm, Trustee

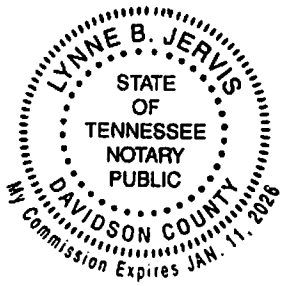
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Katherine Elizabeth Ladd n/k/a Katherine Ladd Chlebowski** 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, March 29, 2023.

Notary Public

My Commission Expires: 1-11-26



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Andrew J. Bellm, Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument as his free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, March 29, 2023.

Lynne B. Jervis
Notary Public

My Commission Expires: 1-11-26

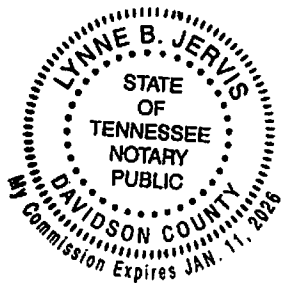


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Glencoe Acres, Section II, of record in Plat Book 1835, Page 136, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Katherine Elizabeth Ladd, an unmarried woman by Warranty Deed from Nicholas R. Torres and Emily Biging, husband and wife, of record in Instrument No. 20190912-0092570, Register's Office for Davidson County, Tennessee.

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

This is improved property commonly known as 3318 Dumas Drive, Nashville, TN 37211.

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 March 29, 2023.

Affiant Signature

Date: March 30, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne Jervis, a notary public for this county and state, Andrew J. Bellm 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, March 29, 2023.

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 11, 2026