183

After Recording Return to:
When Recorded Return To:
FNC Title Services, LLC
905 Highland Pointe Dr. #150
Roseville, CA 95678
ARS-83158

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Karen Johnson Davidson County
Batch# 993204 DEEDQC
04/18/2023 02:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230418-0028537

Map & Parcel:
131 03 1A 002.00

QUITCLAIM DEED

{Exempt from Taxation Pursuant to T. C. A § 67-4-409 (a) (4) }
[This Deed is being executed to update vested party's name on title]

New Owner/ Property Being Conveyed
JoAnn M. Nikolaiczyk
4119 Oriole Place
Nashville, TN 37215

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 17 day of March, 2023, between JOANN M. NIKOLAICZYK, who acquired title as JoAnn M. Nikolaicyzk, *an unmarried woman, (marital status omitted in prior vesting deed referenced herein below),* residing at 4119 Oriole Place, Nashville, TN 37215, hereinafter referred to as "**Party of the First Part**" and JOANN M. NIKOLAICZYK, an unmarried woman, hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargains, sells remises, releases and QUIT-CLAIMS unto the said Party of the Second Part, the following described premises, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 28 ON THE PLAN OF BIRDHAVEN, OF RECORD IN BOOK 1130, PAGE 30, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

SAID LOT NO. 28, WHICH IS A CORNER LOT, FRONTS 58.3 FEET ON THE NORTHERLY MARGIN OF SHACKLEFORD ROAD AND FRONTS 175.8 FEET ON THE WESTERLY MARGIN OF ORIOLE PLACE, SAID FRONTAGES BEING JOINED BY A CURVE HAVING A LENGTH OF 38.8 FEET, AND EXTENDS BACK 80.00 FEET ON THE NORTHERLY LINE AND 189.0 FEET ON THE WESTERLY LINE TO A POINT OF INTERSECTION.

TOGETHER WITH ANY RESIDENCE AND ANY OTHER STRUCTURE WHEREON IN FEE.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO JOANN M. NIKOLAICYZK FROM WILLI K. NIKOLAICYZK BY QUITCLAIM DEED DATED MARCH 19, 2010 AND RECORDED MARCH 19, 2010 AMONG THE LAND RECORDS OF DAVIDSON COUNTY, STATE OF TENNESSEE IN INSTRUMENT NO. 20100319-0020784.

PROPERTY ADDRESS: 4119 Oriole Place, Nashville, TN 37215
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

JoAnn M. Nikolaicyzk
JOANN M. NIKOLAICZYK,
who acquired title as JoAnn M. Nikolaicyzk

STATE OF TENNESSEE } **COUNTY OF** Davidson }

On this 17 day of March, 2023, before me personally appeared **JOANN M. NIKOLAICZYK**, who acquired title as JoAnn M. Nikolaicyzk to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Cheryl Blay
NOTARY PUBLIC

CHERYL BLAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY EXPIRES SEPTEMBER 02, 2024

My Commission Expires: 9.2.2024

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.

JoAnn M. Nikolaicyzk
JOANN M. NIKOLAICZYK,
who acquired title as JoAnn M. Nikolaicyzk

Subscribed and sworn to before me this 17 day of March, 2023.

Cheryl Blay
NOTARY PUBLIC

CHERYL BLAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY EXPIRES SEPTEMBER 02, 2024

My Commission Expires: 9.2.2024

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, Sylvia Flake, 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 03/17/2023 (date of document).

Affiant Signature

03/23/2023
Date

State of California

County of Placer

Sworn to and subscribed before me this 23rd day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 01/26/2025

NOTARY'S SEAL

