Karen Johnson Davidson County
Batch# 997373 DEEDQC
04/28/2023 10:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230428-0031448

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Mara Starcevic Affiant Subscribed and sworn to before me, this 25th day of April, 2023. Alice M. Bohannon Notary Public My Commission Expires:

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2026

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Mara Starcevic 520 American Road Nashville, TN 37209	SAME	Map 090-16 Parcel 063 FB #08DA-30460

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mara Starcevic**, a widow, hereinafter called the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached

hereto and incorporated herein by reference to **Mara Starcevic**, hereinafter called the Grantee, and the Grantee's heirs and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 25th day of April, 2023.

Mara Starcevic

Mara Starcevic

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mara Starcevic, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of April, 2023.

My Commission Expires: _____

ALICE A. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Alice A. Bohannon

Notary Public

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, Lot No. 86 on the Plan of Charlotte Park, Section I, as of record in Book 2663, Pages 2 to 6, both inclusive, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Dragan Starcevic and wife, Mara Starcevic, by Deed from Martha Nguyen, unmarried, of record in Instrument No. 20010130-0009189, Register's Office for Davidson County, Tennessee.

Dragan Starcevic died on May 21, 2021.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved property known as 520 American Road, Nashville, Tennessee 37209.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 4/25/23.

4/25/23
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 25th day of April, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

