10:35

THIS INSTRUMENT WAS PREPARED BY:
Jacob Mason, LLM, EPLS, CELA
Mason & Associates Law Firm
1531 Hunt Club Blvd., Suite 208
Gallatin, TN 37066
(615) 989-7054

Karen Johnson Davidson County
Batch# 998390 DEEDQC
05/02/2023 08 45 17 AM 4 pgs
Fees $22 00 Taxes $0 00

20230502-0032256

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Matthew Paul Zarzecki, Trustee of the Matthew Zarzecki Living Trust dated March 16, 2023 2114 11th Ave North Nashville, TN 37208	Matthew Paul Zarzecki, Trustee of the Matthew Zarzecki Living Trust dated March 16, 2023 2114 11th Ave North Nashville, TN 37208	081-03-OY-001.00-CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that March 16, 2023 Matthew Paul Zarzecki, for and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, hereby conveys and quitclaims unto Matthew Paul Zarzecki, Trustee of the Matthew Zarzecki Living Trust dated March 16, 2023, and any amendments thereto, his heirs and assigns, all of his right, title, and interest to the following described real estate or parcel of land, to wit:

BEING the same property conveyed by Warranty Deed from Brian Raimann to Matthew Paul Zarzecki on October 20, 2020 and recorded as 20201030-0127351 with the Davidson County Register of Deeds in Tennessee.

Land in Davidson County, Tennessee, being Unit A, of 2114 11th Avenue North Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 2114 11th Avenue North Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20161110-0119293, in the Registers 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 Brian Raimann, an unmarried man by Warranty deed from NDO Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180207-0012458 Registers Office for Davidson County, Tennessee, dated February 05, 2018 and recorded on February 07, 2018. (Value or consideration as shown in aforementioned deed $368,400.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein. The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2114 11th Avenue North, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

SAID PROPERTY IS CONVEYED SUBJECT TO such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF Matthew Paul Zarzecki has here unto set his signature on this day and date first above written.

Matthew Paul Zarzecki

STATE OF NEW JERSEY)
)
COUNTY OF MERCER)

Matthew Paul Zarzecki personally appeared before me, the undersigned, a Notary Public, in and for said County and State, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he executed the within instrument for the purposes contained therein.

WITNESS my hand and official seal this 16th day of March, 2023.

Lilian D. Kortepeter, Notary Public
My commission expires September 24, 2025

LILIAN D. KORTEPETER
NOTARY PUBLIC OF NEW JERSEY
COMMISSION # 50023800
MY COMMISSION EXPIRES 9/24/2025

STATE OF NEW JERSEY)
)
COUNTY OF MERCER)

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.

AFFIANT

Subscribed and sworn to before me on March 16, 2023.

Lilian D. Kortepeter, Notary Public
My commission expires September 24, 2025

