Name and Address of New Owner:
Michael and Gregory Dzoba
1003 A Summit Ave
Nashville, TN 37203

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1007031 DEEDQC
05/24/2023 12:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230524-0039164

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 105-05-4-J-001.00-CO

QUITCLAIM DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **Angela Dzoba, unmarried** "the Grantor," convey and quitclaim any interest they have unto **Michael Dzoba, unmarried and Gregory Dzoba,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> The following described real estate, situated in Davidson County, State of Tennessee, described as follows, to-wit:
> Being Unit A of the Summit Avenue Cottages as established by the Master Deed or Declaration of Covenants, Conditions, and Restrictions for 1003 Summit Avenue Cottages ("Master Deed"), a horizontal property regime with private elements, of record in Instrument No. 20180904-0086865, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Master Deed to which reference is made for a more complete and accurate description of the property, together with an undivided percentage interest in the Common Area allocated to said unit as set forth in Exhibit B to said Master Deed.
>
> Being the same property conveyed to Michael Dzoba, a single person, Angela Dzoba, a single person, and Gregory Dzoba, a married person by Warranty Deed from Mashburn Summit Properties, LLC, recorded on March 3, 2023 and of record as Instrument No. 20230303-0015525, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Mashburn Summit Properties, LLC by QuitClaim Deed from Joseph Mashburn, AKA Joseph Michael Mashburn, a married man, of record in Instrument No. 20200130-0010873, said Register's Office, dated January 23, 2020 and recorded January 30, 2020.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 3 day of May, 2023.

Angela Dzoba (SEAL)
Angela Dzoba

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Before me, Sunni S Paine of the state and county mentioned, personally appeared **Angela Dzoba**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person who executed the foregoing instrument for the purpose therein contained

Witness my hand and seal, at office in ~~Nashville~~ SP, this 3 day of May 2023.

Sunni S Paine Franklin, TN
Notary Signature

Printed Name: Sunni S Paine

My commission expires: 01/20/2025

SUNNI S. PAINE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Sworn to and subscribed before me this 3 day of May, 2023.

Sunni S Paine
Notary Signature
My commission expires: 01/20/2025

SUNNI S. PAINE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

202305240039164

Tennessee Certification of Electronic Document

I, John A. Bell, Jr., 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 MAY 3, 2023 (date of document).

Affiant Signature

5/22/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of MAY, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

