Karen Johnson Davidson County
Batch# 1019779 DEEDQC
06/27/2023 03:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230627-0048955

QUITCLAIM DEED

STATE OF TENNESSEE

COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF June, 2023.

Notary Public

TONYA LOFTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC
4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
NAG Investments, LLC (Name)	**New Owners**	**105 01 1J 001.00**
6064 Central Pike (Address)		
Mt. Juliet, TN 37122		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Gary M. Wisniewski, a married man, and Nicholas Wisniewski, a married man, and Melissa Wisniewski Jones and James Sutton Jones, wife and husband** hereinafter referred to as Grantors, hereby quitclaims to **NAG Investments, LLC**, their heirs and assigns forever, all of their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

SEE "EXHIBIT A" Attached

This is Improved Property commonly known as: 921 13th Ave S. Nashville, TN 37212

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

All grantors warrant that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE GRANTEE. NO TITLE SEARCH WAS PERFORMED. PREPARER OF THIS INSTRUMENT HAS PERFORMED NO TITLE UNDERWRITING REVIEW AND MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

IN WITNESS WHEREOF, has hereunto set his signature, on this, the 27th day of JUNE, 2023.

Gary M. Wisniewski

Nicholas Wisniewski

Melissa Wisniewski Jones

James Sutton Jones

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gary M. Wisniewski, Nicholas Wisniewski and Melissa Wisniewski Jones and James Sutton Jones**, the Grantors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 27th day of JUNE, 2023.

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

NOTARY PUBLIC

My commission expires:

File No.: MTJ-2305860SSO
Parcel ID: 105 01 1J 001.00

EXHIBIT "A"

The Land referred to herein below is situated in the County of DAVIDSON, State of TENNESSEE, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. A, on the plan of 921 13th Avenue South Cottages, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180427-0040086 and amended in Instrument No. 20190410-0032731, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Grantor(s) by deed of record in Instrument # 20200117-0006263, January 17,2020, Register's Office, DAVIDSON County, State of TENNESSEE.

Certificate of Authenticity

I, Tonya Loftin, 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 **June 27, 2023**.

Date

Tonya Loftin
Affiant Signature

June 27, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 27th day of June, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)