Karen Johnson Davidson County
Batch# 1024029 DEEDQC
07/10/2023 08 28:09 AM 3 pgs
Fees $17 00 Taxes $0 00
20230710-0052243

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

Rena V. Bielinski Affiant
RENA V. BIELINSKI, AFFIANT

Subscribed and sworn to before me, this 30th day of June 2023.

Sara Denman
NOTARY PUBLIC

SARA DENMAN
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY
Commission Expires January 27, 2026

My Commission Expires: 1/27/2026

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MARC D. BIELINSKI and RENA V. BIELINSKI, CO-TRUSTEES 1015-A Wade Avenue Nashville, TN 37203	New Owner	Map and Parcel No.: 105-9-2G-1.00-CO Out of 105-9-269.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Rena V. Bielinski and Marc D. Bielinski, wife and husband, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Marc D. Bielinski and Rena V. Bielinski, Co-Trustees of the Bielinski Joint Revocable Trust, created February 15, 2023, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 1015-A Wade Avenue, Nashville, Tennessee 37203, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A of 1015 Wade Avenue Homes, a Planned Unit Development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions, and Restrictions for 1015 Wade Avenue Homes, a Horizontal Property Regime with Private

Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument No. 20170420-0038655, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the unit, property, co-owners and tenants of 1015 Wade Avenue Homes, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument No. 20170420-0038655 and Bylaws appended hereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein

Being the same property conveyed to Rena V. Bielinski and Marc D. Bielinski, wife and husband, from Aspen Construction Holdings, LLC, a Tennessee Limited Liability Company, by Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 20180509-0044483.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 30th day of June 2023.

Rena V. Bielinski, Grantor

Rena V. Bielinski, Grantor

Marc D. Bielinski, Grantor

Marc D. Bielinski, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Rena V. Bielinski**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of June 2023.

Sara Denman
Notary Public

My Commission Expires: 1/27/2026

SARA DENMAN
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY
Commission Expires January 27, 2026

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Marc D. Bielinski**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of June 2023.

Sara Denman
Notary Public

My Commission Expires: 1/27/2026

SARA DENMAN
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