THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in preparation of this Quitclaim Deed.*	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 7 day of July, 2023. Notary Public My Commission Expires: _____ Karen Johnson Davidson County Batch# 1024146 DEEDQC 07/10/2023 10 11 32 AM 2 pgs Fees $12 00 Taxes $0 00 20230710-0052409

SABRINA SCHULHAUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2026

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Julian Peter Suszanski and Jessica Roseman Suszanski 4911 Park Ave Nashville, TN 37209	New Owner	Map and Parcel No.: 091-15-0-266.00 091-15-0-390.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Julian Peter Suszanski and Jessica Roseman Suszanski, husband and wife** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Julian Peter Suszanski and Jessica Roseman Suszanski, husband and wife**, their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Tract 1: Map and Parcel No. 091-15-0-266.00

Land in Davidson County, Tennessee, being Lot 1, on the Plan of Resubdivision of part of an un-numbered block on the map of Charlotte Park Company's First Addition, Resubdivision of part of an un-numbered block on the map of Charlotte Park Company's First Addition of record in Instrument No. 20140117-0005008, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Julian Peter Suszanski and Jessica Roseman Suszanski, husband and wife by Warranty Deed from Mark D Alexander and Lisa M. Porter, husband and wife, dated May 2, 2023 and recorded on May 4, 2023 in Instrument No. 20230504-0033177, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **4911 Park Ave, Nashville, TN 37209.**

Tract 2: Map and Parcel No. 091-15-0-390.00

Land in Davidson County, Tennessee, being Lot 2, on the Plan of Resubdivision of part of an un-numbered block on the map of Charlotte Park Company's First Addition, Resubdivision of part of an un-numbered block on the map of Charlotte Park Company's First Addition of record in Instrument No. 20140117-0005008, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Julian Peter Suszanski and Jessica Roseman Suszanski, husband and wife by Warranty Deed from Mark D Alexander and Lisa M.

Porter, husband and wife, dated May 2, 2023 and recorded on May 4, 2023 in Instrument No. 20230504-0033177, in the Register's Office of Davidson County, Tennessee.

The purpose of this Quitclaim Deed is to combine Tract 1 and Tract 2 and assign Map and Parcel No. 091-15-0-266.00 to both tracts.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this _____ day of July, 2023.

Julian Peter Suszanski

Jessica Roseman Suszanski

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Julian Peter Suszanski** and **Jessica Roseman Suszanski**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 7 day of July, 2023.

Notary Public

My Commission Expires: _____

SABRINA SCHULHAUSER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025