Karen Johnson Davidson County
Batch# 1025926 DEEDQC
07/13/2023 03:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230713-0053872

PREPARED BY:

Andrew J. Bellm, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, July 13, 2023.

Notary Public

My Commission Expires: 5/13/27

ANDREW J. BELLM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

New Owner Address:
Timothy G. Gianikas and
Susannah Landers Gianikas, Co-Trustees
312 Churchill Ct.
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number
129 04 0 098.00

QUITCLAIM DEED

Timothy G. Gianikas and wife, Susie L. Gianikas (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Timothy G. Gianikas and Susannah Landers Gianikas, Co-Trustees of the Gianikas Family Trust, dated July 13, 2023** ("Grantee"), all right, title, and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A

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

<Signature page to follow.>

WITNESS my hand on this day, July 13, 2023.

Timothy G. Gianikas

Susie L. Gianikas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Timothy G. Gianikas** and **Susie L. Gianikas,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument as their free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, July 13, 2023.

Notary Public

My Commission Expires: 5/3/27



EXHIBIT A

Land in Davidson County, Tennessee, BEING Lot No. 4 on the Plan of Churchill Subdivision, of record in Book 7900, page 822, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Timothy G. Gianikas and wife, Susie L. Gianikas by Warranty Deed from Churchill Development, Corporation, a Tennessee Corp, of record in Book 9543, page 247, Register's Office for Davidson County, Tennessee.

The description is the same as that used in the previous deed.

This is improved property commonly known as 312 Churchill Ct., Nashville, TN 37205.

True Copy Certification

I, Andrew J. Bellm, Esq., 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 July 13, 2023.

Andrew J. Bellm
Signature

Date: July 13, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne Jervis, a notary public for this county and state, Andrew J. Bellm, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal on this day, July 13, 2023.

Lynne B. Jervis
Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 11, 2026

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