Karen Johnson Davidson County
Batch# 1035714 DEEDQC
08/08/2023 09:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230808-0061299

**THIS INSTRUMENT PREPARED BY:**
SPENCER FANE LLP
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

# QUITCLAIM DEED

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| The Hanalei Nashville Trust Agreement<br>1705 Bonner Avenue<br>Nashville, TN 37215 | Same | 131-3-114.00 |

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledge, that STEPHEN ZRALEK ("Grantor"), hereby transfers and conveys unto the TRUSTEE OF THE HANALEI NASHVILLE TRUST AGREEMENT DATED OCTOBER 28, 2021, (Grantee"), as to a 50% tenant in common interest, all of Grantors' right, title, and interest in that certain tract or parcel of real property located in Davidson County, Tennessee, ("Property") and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 35, GREEN HILLS SUBDIVISION NO. 2, as shown on plat of record in Plat Book 547, Page 139, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.
>
> Being the same property conveyed to Stephen Zralek and Jamaica Zralek, husband and wife, as tenants in common, under Instrument No. 20230803-0060183, in the Register's Office for Davidson County, Tennessee.

This improved property is known as 1705 Bonner Avenue, Nashville, Davidson County, Tennessee 37215.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be dated and effective this 28 day of July, 2023.

**GRANTOR:**

STEPHEN ZRALEK

STATE OF TENNESSEE )
COUNTY OF Davidson )

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared STEPHEN ZRALEK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office, this 28 day of July, 2023.

Notary Public

My Commission Expires: 05/03/2027

TAYLOR WORTHINGTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 3, 2027

**STATE OF TENNESSEE )**
**COUNTY OF Davidson )**

**The actual consideration for this transfer is $0.**

**AFFIANT**

**Subscribed and sworn to before me, this 28 day of July, 2023.**

**NOTARY PUBLIC**

**My Commission Expires:** 05/03/2027

TAYLOR WORTHINGTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 3, 2027

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, BENJAMIN K LANCASTER, 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 28, 2023 (date of document).

By: [signature]
Affiant Signature

8/3/23
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

MICHELLE GOODEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

Michelle Gooden
Notary's Signature

My Commission Expires: 9/7/26.