This instrument was prepared by
Law Office of Matthew D. Faulk
PO Box 681804
Franklin, TN 37068

Karen Johnson Davidson County
Batch# 1038259 DEEDQC
08/15/2023 09 09 05 AM 2 pgs
Fees $12 00 Taxes $0 00
20230815-0063323

No oath of value required pursuant to Tenn. Code Ann. §67-4-409(a)(1)(C)(vi)

This Instrument was prepared by information furnished by the parties with no title examination being made and no warranties as to the status of title provided, and the parties hereto hold the Law Office of Matthew D. Faulk, its members, employees, attorneys, and assigns harmless from any and all liability in connection herewith.

New Owner:	**Send Tax Bill To:**	**Map/Parcel:**
Miroslawa Zaras, Trustee Zaras Revocable Living Trust dtd July 25, 2023 5144 Bay Overlook Drive Hermitage, TN 37076	PNC Mortgage Corp. of America 75 North Fairway Drive Vernon Hills, Il 60061	Part of Map 97 Parcels 100 & 138

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, Miroslawa Zaras, a single woman, for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, quitclaim unto **Miroslawa Zaras, Trustee, or her successors in interest, of the Zaras Revocable Living Trust, dated July 25, 2023, and any amendments thereto,** all of my right, title and interest in and to the following described parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 39 on the Plan of The Peninsula, Phase Two, a Planned Residential Development, of record in Plat Book 9700, Page 352, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Zbigniew Zaras and wife, Miroslawa Zaras, by Warranty Deed of record from Fox Ridge Homes, Inc., in Book 10596, Page 895, Register's Office for Davidson County, Tennessee.

Zbigniew Zaras died on February 23, 2000, leaving Miroslawa Zaras the sole remaining tenant.

Subject to such limitations, restrictions and encumbrances as may affect the premises.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as: 5144 Bay Overlook Drive, Hermitage, TN 37076.

This conveyance is made as a transfer by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferer, or as a transfer by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse.

WITNESS our hands this 25th day of July, 2023.

Miroslawa Zaras

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me personally appeared Miroslawa Zaras, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as their free act and deed.

Witness my hand, at office, this 25th day of July, 2023.

Matthew Faulk, Notary Public
My Commission Expires: February 23, 2025

