QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1045012 DEEDQC
08/31/2023 02 46 16 PM 2 pgs
Fees $12 00 Taxes $0 00

20230831-0068445

Record for Register of Deeds

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ [redacted]
[redacted], Affiant
Subscribed and sworn before me this the 31 Day of Aug, 2023.
A. Hayes, Deputy Register

IIS THE _____ DAY

My Commission Expires _____

Affix Notary Seal

This document was prepared by: Bill F Hyde, BPR #035709
4050 Kings Camp Pass
Arrington, Tennessee 37014
615 509 4434
Bill@HLLaw net

Address of New Owner	Send Tax Bills To	Map & Parcel Information:
Mr John J Vanags	Mr. John J Vanags	085-14-0A-300.00
300 Riverstone Boulevard	300 Riverstone Boulevard	
Nashville, TN 37214	Nashville, TN 37214	

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no warranty as to the accuracy or correctness of the information contained herein.

For and in consideration of no dollars and no cents ($0 00) paid by the hereinafter named Grantee and for other good and valuable consideration, the receipt all of which is hereby acknowledged, JOHN JANIS VANAGS, hereinafter called the Grantor, does hereby grant, transfer, remise, release, and forever quitclaim and convey unto JOHN JANIS VANAGS, unmarried, and MATTHEW STEVEN BOWN, unmarried, as Tenants in Common with Rights of Survivorship, hereinafter called the Grantees, their successors, heirs, and assigns, all of his entire right, title, and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Riverstone Condominiums, Phase 2, of record in Instrument #20010814-0087503, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description

Being the same property conveyed to JOHN J VANGS, unmarried man, by Warranty Deed from DANIEL A HAMILTON, unmarried, dated November 24th, 2021, and filed December 2nd, 2021, and appearing of record with document identifier reference 20211202-0159534 with the Davidson County Register of Deeds Office, State of Tennessee *The said JOHN J VANGS and JOHN JANIS VANAGS being the one and same person.*

This conveyance is made subject to all limitations, restrictions, encumbrances, easements, zoning, planning ordinances, reservations, covenants, conditions, agreements of record, and health department regulations that may affect the premises, if any.

This is an improved property commonly known as 300 Riverstone Boulevard, Nashville, Tennessee 37214.

Grantor makes no warranties as to the state of the title to the property, but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantee.

IN WITNESS WHEREOF, I set my hand on this the 31 day of August, 2023.

Grantor – JOHN JANIS VANAGS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named JOHN JANIS VANAGS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposed therein contained.

WITNESS my hand and official seal in Hermitage (city), TN. (state), this the 31st day of August, 2023.

Notary Public

My Commission Expires 07/05/2026

TONI SMART
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Affix Notary Seal