Karen Johnson Davidson County
Batch# 1060645 DEEDQC
10/13/2023 04:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231013-0080607

THIS INSTRUMENT PREPARED BY:
Matthew Mullins, atty.
Mullins Law, pllc
541 N. Mount Juliet Rd, Ste 2303C
Mount Juliet, TN 37122
(615) 701-6444

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration for this transfer is $--0.00.

Paul Bania, Grantor, Affiant

Subscribed and sworn to before me, this 13th day of October 2023.

Notary Public
My Commission Expires: July 27, 2026

MAXWELL MULLINS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/27/2026
WILSON COUNTY

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Paul Bania and Amanda Bania; Trustees of the Paul and Amanda Bania Living Trust 5610B Granny White Pike Brentwood, TN 37027	SAME	159-10-0D 002.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Paul Bania, and wife, Amanda Bania, hereinafter called the Grantors, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Paul Bania and Amanda Bania, Trustees of the Paul and Amanda Bania Living Trust, established by the Trust Agreement dated October 13, 2023**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey

without signature of any beneficiary, hereinafter called the Grantee and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 13th day of October 2023.

Paul Bania

Amanda Bania

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Bania and Amanda Bania, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of October 2023.

My Commission Expires: July 27, 2026

Notary Public

MAXWELL MULLINS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/27/2026
WILSON COUNTY

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit No. B together with common areas, as established by Second Amendment to Declaration of Covenants, Conditions, and Restrictions for Homes at 5610 Granny White Pike, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190522-0048265, being shown on Plat attached thereto as Exhibit "A2", Register's Office for Davidson County, Tennessee, to which Plan reference I hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Paul Bania and Amanda Bania, husband and wife, by Warranty Deed from Grant Ventures LLC, a Tennessee Limited Liability Company, dated April 19, 2020, of record in Instrument No. 20200429-0044940, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5610B Granny White Pike, Brentwood, TN 37027.

Certificate of Authenticity

I, Matthew Mullins, 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 10/13/23.

Date

Affiant Signature

10/13/23
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 13 day of October, 2023.

Notary's Signature

My Commission Expires: 7/27/2026

Date

Notary's Seal (if on paper)