This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 1071112 DEEDQC
11/13/2023 02:53:31 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231113-0088434

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Amanda Rose Butz and Aanen Warner Butz 7277 Charlotte Pike #221 Nashville, TN 37209	NEW OWNER	114-08-0C-087.00-CO

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 legal sufficiency of which are hereby irrevocably acknowledged, **Amanda Rose Cherniawski, now known as Amanda Rose Butz, and Aanen Warner Butz** "the Grantors," conveys and quitclaims unto **Amanda Rose Butz and Aanen Warner Butz, wife and husband,** "the Grantees," all of Grantors' interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit No. 84, on the Horizontal Property Regime for West Park, Phase 2, Homeowner's Association, Inc., as recorded in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040304-0024541, amended in Instrument No. 20041221-0151636 and Instrument No. 20050222-0018812, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.
>
> Being the same property conveyed by Warranty Deed to Amanda Rose Cherniawski, a single woman, and Aanen Warner Butz, a single man, as Tenants in Common with the right of survivorship, from Pula A. Thakurdas, a single woman, on August 20, 2021, and recorded on June 8, 2021, in Instrument No. 20210608-0076543, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantees herein.

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 6 day of October, 2023.

_____(SEAL)
Amanda Rose Cherniawski, nka Amanda Rose Butz

_____(SEAL)
Aanen Warner Butz

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public in and for said State and County, **Amanda Rose Cherniawski, nka Amanda Rose Butz** and **Aanen Warner Butz,** the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 6 day of October, 2023.

_____
Notary Public
My commission expires: _____

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is **$0.00**.

_____
(Affiant)

_____
Notary Public My commission expires: _____

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023