QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1079998 DEEDQC
12/08/2023 09:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231208-0094846

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of November, 2023.

Notary Public
MY COMMISSION EXPIRES: (AFFIX SEAL)

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Whitney Koski	SAME AS NEW OWNER	063-16-0C-015.00 CO
(NAME) 5016 Southfork Blvd.	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **John Erick Koski, an unmarried man,** hereinafter called the Grantor(s), does hereby bargain, sell, release, remise, quitclaim and convey all my right, title and interest to **Whitney Koski, an unmarried woman** hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 15, as shown on the map entitled Section One, Hermitage Springs Townhomes (now known as Hermitage Springs Estates), of record as Instrument No. 20010801-0081514, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOHN ERICK KOSKI AND WHITNEY WHEELEY KOSKI, HUSBAND AND WIFE, by deed from EASTLAND CONSTRUCTION, INC., of record as Instrument No. 20200603-0056935, dated May 28, 2020, said Register's Office.

John Erick Koski and Whitney Wheeley Koski having since divorced.

The said Whitney Koski and Whitney Wheeley Koski being one in the same.

ALL INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED BY THE PREPARER AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Witness my hand this 29 day of November, 2023.

John Erick Koski

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared **John Erick Koski**, 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 purposes therein contained.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 29 day of November, 2023.

Notary Public

My Commission Expires:

TAYLOR CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires July 27, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 11/29/23.

Date

Celia Stewart-Rouse

Affiant Signature

11/29/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 29th day of November, 2023.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY