QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1093014 DEEDQC
01/23/2024 02:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240123-0004338

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF DECEMBER, 2023.

Notary Public

Date of Expiration:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY (and return to):

CARNEY TITLE
400 Overbeck Lane, STE 101
Nashville, TN 37204

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Janet Weir Shurkin and Peter Shurkin	**Same**	Tract 1 - 146 10 0 032.00
(NAME)	(NAME)	Tract 2 – 146 09 0 021.00
5041 Kingsview Ct.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Janet Weir Shurkin a/k/a Jane Weir Shurkin and spouse, Peter Shurkin,** ("Grantor")has/have bargained and sold, and by these presents do/does transfer and convey unto **Janet Weir Shurkin and spouse, Peter Shurkin** ("Grantee") his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT 1 – Land in Davidson County, Tennessee, being Lot 12, on the Plan of Forest Park, as shown on plat of record in Plat Book 2900, Page 122, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

TRACT 2 – Land in Davidson County, Tennessee, being Lot 6, on the Plan of Resubdivision of Reserve Parcel of Treemont, as shown on plat of record in Plat Book 6900, Page 456, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

BEING THE SAME property conveyed to Jane Weir Shurkin and spouse, Peter Shurkin by Warranty deed from Dean A. Fertita, dated May 14, 2021, and of record in Instrument Number 20210518-0067356, Register's Office for Davidson County, Tennessee. *Jane* Weir Shurkin being one and the same as *Janet* Weir Shurkin.

The purpose of this instrument is to combine Tract 1 and Tract 2 into one Map/Parcel number for tax records

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises. **This instrument has been prepared with information supplied by the parties, or the last deed of record. No title search was conducted and the Drafter has made no representations regarding the state of title.**

This ☒ Improved ☐ Unimproved property known as: **5041 Kingsview Ct., Nashville, TN 37220**

Witness our hands this the 28 day of December, 2023.

Janet Weir Shurkin

Peter Shurkin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Janet Weir Shurkin**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28 day of December, 2023.

Notary Public
My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Peter Shurkin**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28 day of December, 2023.

Notary Public
My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

True Copy Certification

I, John W. Bishop, 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 this the 28 day of December, 2024.

Affiant Signature
Date 12/28/2024

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of January, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026